Karen Johnson Davidson County
Batch# 1162718 DEEDWARR
07/26/2024 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20240726-0056508

WARRANTY DEED

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

GILMORE-H24163

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00 .

Shelby anne Swaby
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF July, 2024.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Samuel Luke Gilmore and Shelby Anne Swaby	FirstBank, ISAOA	24-189
773 Dry Creek Road	722 Columbia Avenue	
Goodlettsville, TN 37072	Franklin, TN 37064	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WENDY SWABY, A MARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SAMUEL LUKE GILMORE, AN UNMARRIED MAN AND SHELBY ANNE SWABY, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 2 of Swift Hollow No.2, a plat of which is of record in Plat Book 6200, Page 870, Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wendy Swaby, a married woman by deed from Tammy M. West, an unmarried woman of record in Instrument No. 202312220098649, recorded on 12/22/2023, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, and matters shown of record in the Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 773 Dry Creek Road, Goodlettsville, Tennessee 37072 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 25th day of July, 2024 :

Wendy Swaby

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named WENDY SWABY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County TN, this 25th day of July, 2024.

Notary ~~Public~~

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Tennessee Certification of Electronic Document

I, Lindy Lehn, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/25/2024 (date of document).

Affiant Signature

7/25/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25 day of July, 2024.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 10/21/24