This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $475,000.00.

Madelyn Shin
Affiant

Subscribed and sworn before me this the 6 day of August, 2024.

Sydney Angell
Notary Public
My commission expires: 3-20-28

Karen Johnson
Batch # 1167278
08/12/2024 10:08:34 AM
Fees: $13.00 Taxes: $1,757.50

Davidson County
DEEDWARR
2 pgs

20240812-0060278

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Elso 420 Annapolis Cir Hermitage, TN 37076	New Owner	098-13-0A 041.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LAUREN KUZAS AND BRANDON SWANSON, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL ELSO, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 41 on the Plan of Phase Two, Section Four, New Hope Point, a Planned Unit Development, of record in Plat Book 9700, Page 874, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Kuzas and Brandon Swanson, wife and husband, by deed dated 09/10/2020, from Marion Spencer and Victoria L. Spencer, husband and wife, of record in Instrument No. 20200917-0106541, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 420 Annapolis Cir, Hermitage, TN 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 6th day of August, 2024.

Lauren Kuzas

Brandon Swanson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lauren Kuzas and Brandon Swanson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of August, 2024.

My commission expires: 9-7-26

Notary Public

