Karen Johnson Davidson County
Batch# 1168644 DEEDWARR
08/13/2024 02:18:30 PM 4 pgs
Fees: $23.00 Taxes: $18,407.50
20240813-0061391

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38283-07-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $4,975,000.00. Affiant Subscribed and sworn to before me this 9th day of August, 2024. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Casa Del Mar Trust Attn: Nicholas Gaffney c/o Bass, Berry & Sims PLC 150 Third Ave. S., Suite 2800 Nashville, TN 37201	Casa Del Mar Trust Attn: Nicholas Gaffney c/o Bass, Berry & Sims PLC 150 Third Ave. S., Suite 2800 Nashville, TN 37201	Map and Parcel No.: 13213005800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Travis B. Swearingen and Aftin M. Swearingen, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Casa Del Mar Trust dated July 18, 2024, as may be amended** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 955 Van Leer Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of August, 2024.

Travis B. Swearingen

Aftin M. Swearingen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Travis B. Swearingen and Aftin M. Swearingen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2024.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Oak Hill Valley, of record in Book 1835, pages 15 and 16, Register's Office for said County.

Said Lot No. 67, which is a corner lot, fronts 193.11 feet on the easterly margin of Van Leer Drive and fronts 195 feet on the northerly margin of Robertson Academy Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 220.04 feet on the northerly line and 222.34 feet on the easterly line to a point of intersection.

Being the same property conveyed to Travis B. Swearingen and Aftin M. Swearingen, husband and wife, by deed dated August 27, 2020 from Jenny B. Myers, unmarried, of record in Instrument No. 20200901-0098996, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/9/24 (date of document).

Affiant Signature

8/9/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

