Karen Johnson Davidson County
Batch# 1177969 DEEDWARR
09/04/2024 01:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,409.70
20240904-0068127

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: 10/23/25

File #24-TLC-0245-CBB

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Milton Tercero Artola and Cristina Amador Corrales	**New Owner**	
(NAME) 102 Chrishall Court	(NAME)	**162 13 0 104.00**
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

EDWARD YUSEF SWAFFORD, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MILTON TERCERO ARTOLA AND CRISTINA AMADOR CORRALES, Husband and wife

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of MONTE CARLO ESTATES, SECTION 1 as of record in Plat Book 4675, Page 68, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Edward Swafford and wife, Donna S. Swafford, by Warranty Deed from Robert D. Russell, a married man, of record in Book 7178, Page 143, in the Register's Office of Davidson County, Tennessee, dated March 18, 1987, and recorded on March 24, 1987. The said Edward Swafford having since passed January 7, 2015 leaving Donna S. Swafford as surviving spouse. Donna S. Swafford having passed on March 26, 2024, leaving Edward Yusef Swafford as Devisee of her Last Will and Testament in Docket# 24P956 in the Probate Court of Davidson County, Tennessee. The said Edward Yusef Swafford hereby additionally executes this deed in his capacity as the Executor of the Estate of Donna Susan Swafford to convey any and all interest said Estate may have in said property

Donna S. Swafford is also known as Donna Susan Swafford

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTE CARLO ESTATES, SECTION 1, as recorded in Plat Book 4675, Page(s) 68.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4781, Page 858.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 245 Cedarview Drive, Antioch, TN 37013.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; 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(S), 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 the 28th day of August, 2024.

Edward Yusef Swafford

Edward Yusef Swafford, Executor of the Estate of Donna Susan Swafford

STATE OF _____
COUNTY OF _____

See attached CA Acknowledgement RE

On this 28th day of August, 2024, before me personally appeared Edward Yusef Swafford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2024.

Notary Signature
My commission expires: 5/19/2025

STATE OF _____
COUNTY OF _____

On this 28th day of August, 2024, before me personally appeared Edward Yusef Swafford, the within named Exeutor of the Estate of Donna Susan. Swafford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2024.

Notary Signature
My commission expires

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of HUMBOLDT }

On 8/28/2024 before me, RACHEL EVANS, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared Edward Yusef Swafford,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

RACHEL EVANS
Notary Public - California
Humboldt County
Commission # 2358262
My Comm. Expires May 19, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rachel Evans
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed - Page 2
Document Date: 8/28/2024 Number of Pages: 2
Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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Certificate of Authenticity

I, Linzie Hahn, 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 8/28/24.

Date

S Hahn

Affiant Signature

8/28/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 28th day of August, 2024.

Anna E Scanlan

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028