This Instrument Prepared By:
Baxter Estate Law, LLC
PMB 119
2020 Fieldstone PKWY, STE 900-119
Franklin, TN 37069
laura@baxterestatelaw.com
After recording, return to preparer

Karen Johnson
Batch # 1202455
11/06/2024 03:07:35 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARRSP
3 pgs
20241106-0086438

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Daniel C. Swindell & Bridget Swindell, Trustees, of the Daniel C. Swindell & Bridget Swindell Tennessee Community Property Trust UTD 10/1/24, and any amendments thereto 2718 Woodlawn Drive Nashville, TN 37212	New Owner	104-15 / 378 / 7DA 3720

[Note: This transfer is exempt from transfer tax pursuant to T.C.A. § 67-4-409 (a)(1)(C)(vi). Accordingly, pursuant to T.C.A. § 67-4-409 (a)(1)(E), no oath of value shall be required.]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.

Affiant, DANIEL C. SWINDELL

Sworn to and subscribed before me
this 1st day of October, 2024.

Notary Public
My Commission Expires: 6-14-26

LAURA BARFIELD BAXTER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 06-14-2026

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DANIEL C. SWINDELL (aka DANIEL SWINDELL) and BRIDGET SWINDELL, husband and wife,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto, **DANIEL C. SWINDELL AND BRIDGET SWINDELL, Trustees, of the DANIEL C. SWINDELL AND BRIDGET SWINDELL TENNESSEE COMMUNITY PROPERTY TRUST UTD 10/1/24, and any amendments thereto,** hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land situated in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of E. C. Scruggs Subdivision of Belair, of record in Book 547, page 171, Register's Office for said County.

SAID Lot No. 6, being a corner lot, fronts 50 feet on the northerly margin of Woodlawn Avenue (formerly Belair) and 145 feet on the easterly margin of Natchez Tract or 28th Avenue, and extends back 50 feet on the northerly line and 145 feet on the easterly line, to a point.

Being the same property conveyed to Daniel Swindell and wife Bridget Swindell, by Warranty Deed dated April 29, 1983, from Janet E. Batson; Bk: 6059 Pg: 954, in the Davidson County Register of Deeds Office.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD.

This is improved property located at 2718 Woodlawn Drive, Nashville, TN 37212

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

WITNESS my hand this 1st day of October, 2024.

GRANTOR:

DANIEL SWINDELL A/KA/ DANIEL C. SWINDELL

Bridget Swindell

BRIDGET SWINDELL

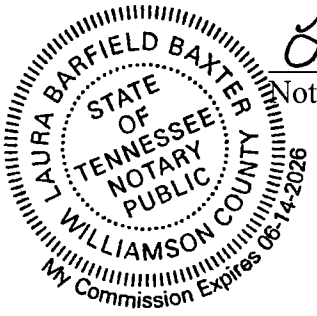
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared DANIEL C. SWINDELL AND BRIDGET SWINDELL, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 1st day of October, 2024.

Laura Barfield Baxter
Notary Public

My Commission Expires:



THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR WARRANTY AS TO THE ACCURACY OF THE DESCRIPTION OR TO THE STATUS OF TITLE TO THE ABOVE REFERNCED PROPERTY. THIS DOCUMENT HAS BEEN PREPARED FROM INFORMATION PROVIDED TO THE PREPARER WITHOUT FIRST CONDUCTING A TITLE EXAMINATION.