Karen Johnson Davidson County
Batch# 1207157 DEEDWARR
11/20/2024 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20241120-0090480

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

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-13-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $260,000.00.

Affiant

Subscribed and sworn before me this the 15th day of November, 2024.

Notary Public
My commission expires: 3/13/26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas Kennedy Fullerton 268 Jenna Lee Circle Madison, TN 37115	MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	043-10-0C-046.00

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, DOUGLAS SWINK AKA DOUGLAS A. SWINK AND PEGGY SWINK, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS K. FULLERTON II, AN UNMARRIED 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, Tennessee, being Unit No. 46 on the Plan of Bixler Farms Townhomes, Phase I. a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee code annotated, as Established by Declaration of Covenants, Conditions and Restrictions of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument no. 20070213-0018434, Register's office for Davidson County, Tennessee, Including without limitation the by-laws appended thereto, said Register's Office. Together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of Bixler Farms Townhomes, Phase I, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070213-0018434, Register's office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Douglas Swink, AKA Douglas A. Swink, and Peggy Swink, Husband and Wife, by deed dated 03/30/2020, from Benjamin Wade, Jr. and Constance L. Wade, husband and wife, of record in Instrument No. 20200409-0037557, Register's Office for said County.

(Value or consideration shown in aforementioned deed $172,000.00.)

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 268 Jenna Lee Circle, Madison, TN 37115.

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 15th day of November, 2024.

Douglas Swink

Peggy Swink

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Douglas Swink AKA Douglas A. Swink and Peggy Swink, 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 15th day of November, 2024.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 15, 2024.

Affiant Signature

19th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028