Karen Johnson
Batch # 1222001
12/31/2024 12 20 24 PM
Fees $13 00 Taxes $1,369 00

Davidson County
DEEDWARR
2 pgs

20241231-0101545

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2024

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP PARCEL NUMBER
Patrick David Sewalk David Sewalk	ALLIANT CREDIT UNION	05212008300
(NAME)	(NAME)	
1252 Shawnee Dr.	11545 W. TOUHY AVE	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	CHICAGO, IL 60666	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Shana L. Cantrell, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Patrick David Sewalk, an unmarried man and David Sewalk, an unmarried man, as tenants in common with right of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 22 on the Plan of Sequoia Valley, Section 2, of record in Book 3700, Page 114, Register's office for said County, to which plan reference is hereby more for a more complete description.

Being the same property conveyed to John A. Cantrell, Jr and wife, Shana L Cantrell, by deed of record in Instrument No. 20240125-0005042, Register's Office for Davidson County, Tennessee. John A. Cantrell, Jr. having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1252 Shawnee Dr., Madison, TN 37115
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 30th day of December, 2024

Shana L. Cantrell
Shana L Cantrell

State of Tennessee
County of Davidson

Personally appeared before me Shana L Cantrell, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 30th day of December, 2024

Notary Public
My Commission Expires 10/21/28

Kelly Kelchner
State of Tennessee
Notary Public
Williamson County

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # B-ELAM-24-01252