Karen Johnson Davidson County
Batch# 1228467 DEEDWARR
01/21/2025 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,661.30
20250121-0004405

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED FORTY NINE THOUSAND AND 00/100 (449,000.00).

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3·3·25

(AFFIX SEAL)

**This Instrument Prepared By:**
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| **SHANE DALTON AND ELIZABETH HARTLEY DALTON** (NAME) | United Wholesale Mortgage, LLC | **043 06 0 090.00** |
| **315 NIX DRIVE MADISON, TN 37115** (ADDRESS) | 700 South Blvd. East Pontiac, MI 48341 (ADDRESS) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 9th day of January, 2025, the undersigned, **EMILY MORGAN MCCOLLUM FKA EMILY MORGAN SWARTZ AND IAN MCCOLLUM, WIFE AND HUSBAND, AND ANDREW DAVID SWARTZ, A MARRIED MAN, AS JOINT TENANTS** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SHANE DALTON AND ELIZABETH HARTLEY DALTON, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **315 NIX DRIVE, MADISON, TN 37115** and more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 60 feet of Lot No. 43 on the unrecorded Plan of Tract No. 14 ANDERSON ESTATES, which SURVEY OF ANDERSON TRACT is not of record and described according to a survey made by Harvey Gee, as Follows:

Beginning at a Point in the West margin of Nix Drive, at the corner of Lots 43 and 44; thence with the line between said lots, Westerly 175 feet to the East line of Lot 53, thence with the line between Lots 43 and 53, Southerly 60 feet to a point; thence Easterly 175 feet to the West margin of Nix Drive; thence with the margin of the same, Northerly 60 feet to the Point of Beginning.

Being the same property conveyed to Emily Morgan Swartz, an unmarried woman, and Ian McCollum, an unmarried man, and Andrew Swartz, a married man, as joint tenants, by Warranty Deed from Revision Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220311-0028707, in the Register's Office of Davidson County, Tennessee, dated February 23, 2022 and recorded on March 11, 2022.

*Note that Emily Morgan McCollum took title in her maiden name Emily Morgan Swartz. On or about September 3rd, 2022, Emily Morgan Swartz married Ian McCollum and legally changed her name to Emily Morgan McCollum.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.

2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, this instrument has been executed this 9th day of January, 2025.

GRANTOR: EMILY MORGAN MCCOLLUM

STATE OF North Carolina )
COUNTY OF Craven )

Personally, appeared before me, a Notary Public of the aforesaid authority, **EMILY MORGAN MCCOLLUM**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 9th day of January, 2025.

Tanisha Bryan
Notary Public

9.21.2028
My Commission Expires

GRANTOR: IAN MCCOLLUM

Tanisha Bryan
NOTARY PUBLIC
Craven, NC
My Commission Expires September 21, 2028

STATE OF North Carolina )
COUNTY OF Craven )

Personally, appeared before me, a Notary Public of the aforesaid authority, **IAN MCCOLLUM**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 9th day of January, 2025.

Tanisha Bryan
Notary Public

9.21.2028
My Commission Expires

Tanisha Bryan
NOTARY PUBLIC
Craven, NC
My Commission Expires September 21, 2028



202501210004405

GRANTOR: ANDREW SWARTZ

STATE OF Pennsylvania )
COUNTY OF York )

Personally, appeared before me, a Notary Public of the aforesaid authority, **ANDREW SWARTZ**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 9th day of January, 2025.

Notary Public

9/3/2025
My Commission Expires

Commonwealth of Pennsylvania - Notary Seal
JESSICA R HODSON - Notary Public
York County
My Commission Expires September 3, 2025
Commission Number 1406301

**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 January 10, 2025.

Affiant Signature

21st day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of January, 2025

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