Name and Address of New Owner:
Sway Estates, LLC
3731 Ringgold Road
East Ridge, TN 37412

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1231089 DEEDWARR
01/28/2025 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20250128-0006579

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: NEW TAX PARCEL 061-16-0-381.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wolfe Real Estate LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sway Estates LLC, a Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 of Block D on the map of Sunnymeade Subdivision as of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wolfe Investments, LLC, a Tennessee limited liability company by Quitclaim Deed dated June 20, 2024 from Wolfe Investments, LLC, a Tennessee limited liability company, recorded July 12, 2024 in Instrument No. 20240712-0052529 in the Register's Office.

Being a portion of the same property conveyed to Wolfe Investments, LLC, a Tennessee limited liability company by Warranty Deed dated June 20, 2024 from Jeffrey W. Pitcher, recorded June 24, 2024 in Instrument No. 2024024-0046760 in the Register's Office.

Being the same property conveyed to Wolfe Real Estate LLC,a Tennessee Limited Liability Company, by QuitClaim Deed, dated January 25, 2025, from Wolfe Investments, LLC, a Tennessee Limited Liability Company, recorded 1-28-25 in Instrument No 202501280006578, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of January, 2025.

Wolfe Real Estate LLC

By: _____
Kristopher Wolfe, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Kristopher Wolfe, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Sole Member of Wolfe Real Estate, LLC, the within named bargainor, and he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Wolfe Real Estate, LLC, by himself as Sole Member.

Witness my hand and seal, this 24th day of January, 2025.

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

_____
Notary Signature

My commission expires:_____

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of January, 2025.

_____
Notary Signature
My commission expires: 3/20/28

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Jan 24 2025 (date of document)

Regina Sullo

Affiant Signature

January 28, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 28 day of January 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

