Karen Johnson Davidson County
Batch# 1231129 DEEDWARR
01/28/2025 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $5,883.00
20250128-0006642

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,590,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2025

Notary Public

MY COMMISSION EXPIRES: 9/2/25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Wheeler and Niola Cusati	New Owner	117-15-0-11200
(NAME)	(NAME)	
1634 South Observatory Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEVEN ERICK SWAIN, TRUSTEE OF STEVEN ERICK SWAIN REVOCABLE TRUST DATED FEBRUARY 24, 2012,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES WHEELER AS TO A 70% INTEREST AND NIOLA CUSATI AS TO A 30% INTEREST, TENANTS IN COMMON,

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. 45 on the Plan of Section 1, Green Hills Subdivision, of record in Plat Book 547, Page 128, in the Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Erick Swain Revocable Trust dated February 24, 2012 by Deed dated December 22, 2021 from LaPorte Revocable Trust dated April 21, 2017, recorded December 23, 2021, in Instrument Number 20211223-0169796, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1634 South Observatory Drive, Nashville, TN 37215

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 hand(s) this ~~30th~~ 24th day of January, 2025

Steven Erick Swain Revocable Trust dated February 24, 2012

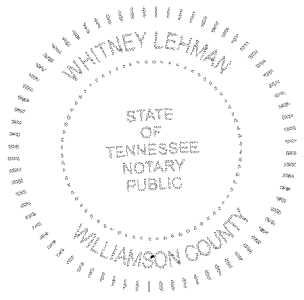
By: _____, Trustee
Steven Erick Swain, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, Steven Erick Swain the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting the Trustee(s) of Steven Erick Swain Revocable Trust dated February 24, 2012, with the authority to transfer and convey by themselves as the Trustee(s) under the said Steven Erick Swain Revocable Trust dated February 24, 2012.

Witness my hand, at office, this 24th day of January, 2025.

_____
Notary Signature
My commission expires: 1/29/2028



LT&E File #21736

Certificate of Authenticity

I, J. Trent Lehman, 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 1/24/25.

Date

Affiant Signature

1/28/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of January, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

