WARRANTY DEED

Karen Johnson Davidson County
Batch# 1234125 DEEDWARR
02/04/2025 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250204-0008463

ADAM G. LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/8/28
(AFFIX SEAL)

File No.: RES-24-1138

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey Bertrand and Paul O'Grady	Northpointe Bank	061 08 0 190.00
(NAME)	(NAME)	
1138 Kenwood Drive Nashville, TN 37216	3333 Deposit Drive Northeast Grand Rapids, MI 49546	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ARTHUR P. SWITZER, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LINDSEY BERTRAND, AN UNMARRIED WOMAN, AND PAUL O'GRADY, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 20 of Block "B" on the Map of SECTION NO.1 OF JACKSON PARK, as shown on the plat of the same of record in Plat Book 843, Page 17, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

For reference: Said Lot No. 20 fronts 60 feet on the south side of Kenwood Drive and runs back between parallel lines, 133 feet to a dead line.

Being the same property conveyed to Arthur P. Switzer, single man, from Stanton E. Ball, Executor of The Estate of Vida S. Mays, by Warranty Deed dated June 28, 2017, recorded July 10, 2017, in Instrument No. 20170710-0069231, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1138 Kenwood Drive, Nashville, TN 37216
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 4th day of February, 2025.

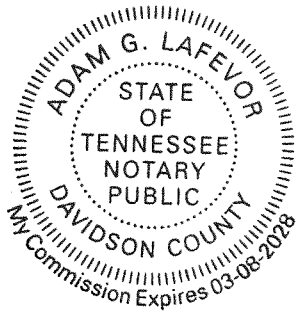
Arthur P. Switzer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of February, 2025, before me personally appeared Arthur P. Switzer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of February, 2025.

Notary Signature
My commission expires: 3/8/28



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Adam LaFever, 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 February 4, 2025.

Affiant Signature

02/04/2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 4th day of February, 2025.

Notary's Signature

My Commission Expires: 05/08/2028

Notary's Seal

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-24-1138