Karen Johnson Davidson County
Batch # 1242453 DEEDWARR
03/03/2025 10 41 47 AM 2 pgs
Fees $13 00 Taxes $6,475 00
20250303-0015522

PREPARED BY (AND RETURN TO).
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (DL) Title No. 63768
Dav. Co. File Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mary Cannon Spradley Swain Peter Stewart Swain 4013 Nebraska Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 10304040700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,750,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Wisner and Shannon Wisner, husband and wife, tenants in common with right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Cannon Spradley Swain and Peter Stewart Swain, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being the westerly one-half of Lot No. 49 on the plan of West End Annex, as of record in Book 332, page 51 in the Register's Office for said County. Said part of Lot 49 fronts 50 feet on the Southerly side of Nebraska Avenue, formerly 8th Street, and runs back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to Mathew Wisner and Shannon Wisner, husband and wife, tenants in common with right of survivorship, by Warranty Deed from BRG, LLC, a Tennessee limited liability company, dated February 26, 2021 and recorded on March 3. 2021, of record in Instrument No. 20210303-0027378, Register's Office for Davidson County, Tennessee.

Description Reference· The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to Taxes for 2024, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 61, said Register's Office. Easement for storm sewers and/or sanitary sewers to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4436, page 285, said Register's Office Restrictive Covenant for Detached Structure of record in Instrument No. 20200908-0102073, said Register's Office

This is improved property, known as 4013 Nebraska Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of September, 2025

Mathew Wisner **Shannon Wisner**

State of Arkansas

County of Benton

On this 8th day of September, 2024, before me the undersigned authority, personally appeared Mathew Wisner and Shannon Wisner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 11.24.2028

Notary

KANDICE RENAE WINFIELD
Notary Public - Arkansas
Benton County
Commission # 12705915
My Commission Expires Nov 24, 2028

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,750,000.00

Denise Woods
Affiant

Sworn and subscribed before me this 28th day of February, 2025.

My Commission Expires

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Notary