Karen Johnson Davidson County
Batch# 1243037 DEEDWARR
03/05/2025 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250305-0016472

WARRANTY DEED

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of February, 2025 .

April Sumrld
Notary Public

My Commission Expires: 12-19-2028

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Kalyn Swaim	Legacy Home Loans, LLC dba Steadfast Mortgage	043-02-0A-219.00 CO
219 Cedarwood Lane	408 Highway 76	
Madison, TN 37115	White House, TN 37188	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Tristan Presley and Bailey Presley, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kalyn Swaim, an unmarried woman, 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. 219, on the Plan of Resubdivision of a portion of Phase Two, Cedarwood Courtyard Homes, a record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes to which plan reference is here made for a more complete description.

Being the same property conveyed to Tristan Presley and Bailey Presley, husband and wife by Warranty Deed from Kimberly L. Wilson, dated September 16, 2022 and filed for record in Instrument No. 20220920-0104719, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years.

Subject to all matters as shown on plat of record in Plat Book 5200, Page 590, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 5495, Page 661, amended in Book 6119, Page 402, Book 6216, Page 434, Book 6707, Page 216, Book 9010, Page 503 and 505, and Instrument No. 20070802-009206, said Register's Office.

Subject to By-Laws of the homeowner's association of record in Book 5307, Page 231, amended in Instrument Nos. 20070802-0092059 and 20120921-0085950, said Register's Office.

Subject to Charter of Record in Book 5307, Page 226, said Register's Office.

Subject to Deed to HOA of record in Book 5497, Page 595, Book 5684, Page 678, and Book 6216, Page 432, said Register's Office.

This is unimproved X improved property, known as 219 Cedarwood Lane, Madison, TN 37115

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 hand this 25th day of February, 2025.

Tristan Presley

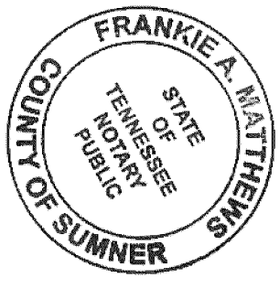
Bailey Presley

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 25th day of February, 2025, before me personally appeared Tristan Presley and Bailey Presley, 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 25th day of February, 2025.

Notary Signature
My commission expires: 1-26-28



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 Februarv 28. 2025.

Affiant Signature

5th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of March, 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