STATE OF ~~Tennessee~~ Texas
COUNTY OF ~~Davidson~~ Harris

Karen Johnson Davidson County
Batch# 1246274 DEEDWARR
03/14/2025 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20250314-0018934

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2025.

ERICA RENE COLLINS
Notary Public, State of Texas
Comm. Expires 08-15-2027
Notary ID 132064656

Notary Public
MY COMMISSION EXPIRES: 08/15/2027
File No. G25-22743

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
2509 Timwood LLC (NAME)	New Owner (NAME)	73-4-5
8315 Hwy 25 East (STREET ADDRESS)	(STREET ADDRESS)	
Crossplains TN 37049 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Michael Edward Swierk, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2509 Timwood LLC, a Tennessee Limited Liability Company,** 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:

Being Lot No. 6 on the Plan of Sutherland Heights Subdivision, Section 1, as of record in Book 2663, page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 6 fronts 9 feet on the easterly side of Timwood Drive and extends back between lines, measuring 244.5 feet on the northerly line and 271.6 feet on the southerly line to a line in the rear measuring 138.0 feet thereon.

Being the same property conveyed to Michael Edward Swierk, as Administrator C.T.A. by Adminstrator Deed dated November 25, 2024 from Michael Edward Swierk, recorded December 4, 2024, in Instrument Number 20241204-0094272, Register's Office of Davidson County, Tennessee.

This is not nor ever been the marital residence of the Grantor.
Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2509 Timwood Drive, Nashville, TN 37214.

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. Whenever 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 11TH day of March, 2025.

Michael Edward Swierk

STATE OF Texas
COUNTY OF Harris

On this 12th 11th day of March, 2025, before me personally appeared Michael Edward Swierk, 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 11th day of March, 2025.

Notary Signature
My commission expires: 08/15/2027

ERICA RENE COLLINS
Notary Public, State of Texas
Comm. Expires 08-15-2027
Notary ID 132064656

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 3/11/25 (date of document).

Affiant Signature

3/11/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 11th day of March, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202503140018934