RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-29292-25

Karen Johnson Davidson County
Batch# 1260265 DEEDWARR
04/15/2025 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,160.32
20250415-0028746

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,600.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of APRIL, 2025

NOTARY PUBLIC

My commission expires: 9/7/2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William and Rachael Swearinger 1123 Bellshire Drive Nashville, TN 37207	Same address as new owner	041-16-0-050.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTEEN THOUSAND, SIX HUNDRED AND 00/100 Dollars ($313,600.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANDREA PELLERIN ELDER, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RACHAEL JEANNETTE SWEARINGER, WIFE AND WILLIAM TANNER SWEARINGER, HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 152 ON THE MAP OF BELLSHIRE ESTATES, SECTION 5, AS OF RECORD IN BOOK 2133, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANDREA PELLERIN, AN UMARRIED WOMAN, FROM SHIRLENE WARREN, UNMARRIED, BY WARRANTY DEED DATED 8/4/2015 AND RECORDED 8/7/2015 IN INSTRUMENT NO. 20150807-0078817, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ANDREA PELLERIN HAS SINCE MARRIED JOE ELDER. SINCE THIS TIME, THEY DIVORCED ON 4/3/23 AND SHE RETAINED SAID PROPERTY PER THE FINAL DIVORCE DECREE IN DOCKET NUMBER 22D-1192 IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE. ANDREA PELLERIN ELDER KEPT THE NAME AFTER THE DIVORCE.

ANDREA PELLERIN, ANDREA ELDER, AND ANDREA PELLERIN ELDER ARE ONE AND THE SAME PERSON.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 1123 Bellshire Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 11th day of April, 2025

GRANTOR(S)

Andrea Pellerin Elder, fka Andrea Pellerin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Andrea Pellerin Elder, 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 for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of April, 2025.

Notary Public

Julie Coone

Printed Notary Name

My commission expires: 6-24-27

JULIE COONE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Holly A. Mason, 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 April 11, 2025.

Affiant Signature

4/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of April, 2025.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026