WARRANTY DEED

Karen Johnson
Batch # 1282088
06/06/2025 02 06 31 PM
Fees $13 00 Taxes $610 50

Davidson County
DEEDWARR
2 pgs

20250606-0044768

NATALIE KATHERINE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/19/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S).
Nashville Signature Homes, LLC	NEW OWNER(S)	043-05-0-158 00
(NAME)	(NAME)	
229 Garner Avenue	1007 GREEN OAK LN	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	FRANKLIN, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20250889

For and 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 hereby acknowledged, I/we, **Sweat Equity, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Nashville Signature Homes, 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.

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows.

Being Lot No 24 and the easterly 5 feet of Lot 25, Block B, on the Plan of Kennaston Estates, as of record in Book 843, page 83, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Sweat Equity, LLC, a Tennessee limited liability company by Warranty Deed from Kathleen Dailey, dated May 27, 2025 and filed of record in Instrument No. 20250528-0041842, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat

Unimproved ☐

This is improved ☒ property, known as 229 Garner Avenue, Madison, TN 37115
(House No) (Street) (P.O Address) (City or Town) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

PLEASE RETURN TO.
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Witness my hand this 4th day of June, 2025.

Sweat Equity, LLC, a Tennessee limited liability company

BY: _____
Joshua Sweat
Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Joshua Sweat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Sweat Equity, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 4th of June, 2025

_____
Notary Public
My Commission Expires: 4/26/26

