THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1288159 DEEDWARR
06/20/2025 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20250620-0048542

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Noah Delk 429 Old Oak Way Hermitage, TN 37076	Noah Delk	086-04-0A-057.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brenda Swindle** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Noah Delk,** an unmarried man ("Grantee") all of our/my right, title and interest in and to that certain real property known as 429 Old Oak Way, Nashville, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Oakcrest Subdivision, Phase 2A, of record Book 6900, page 881, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Candice L. Woodmore and Vanessa R. Swindle, as tenants in common by Warranty Deed from Michael W. Byrd and wife, Tanya A. Byrd of record in Book 11743, page 28, Register's Office for Davidson County, Tennessee, dated November 08, 1999 and recorded on November 15, 1999.

Being the same property conveyed to Brenda L. Swindle by Quitclaim Deed from Candice L. Woodmore and Vanessa R. Swindle of record in Instrument No. 20001030-0107246 Register's Office for Davidson County, Tennessee, dated October 28, 2000 and recorded on October 30, 2000.

Being the same property conveyed to Vanessa Brandon and Candice L. Rickett by Quitclaim Deed from Brenda L. Swindle of record in Instrument No. 20110815-0062589 Register's Office for Davidson County, Tennessee, dated August 15, 2011 and recorded on August 15, 2011.

Being the same property conveyed to Brenda Swindle by Quitclaim Deed from Vanessa Brandon and Candice L. Rickett of record in 20250613-0046095 Register's Office for Davidson County, Tennessee, dated June 11, 2025 and recorded June 13 2025.

This is improved property known as 429 Old Oak Way, Nashville, TN 37076.

This conveyance is subject to all restrictions, easements and planning documents of record. 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims

of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 16th day of June, 2025.

Brenda Swindle

Brenda Swindle

STATE OF Arkansas
COUNTY OF Pulaski

On this 16th day of June, 2025, before me personally appeared Brenda Swindle, 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 16th day of June, 2025.

Doris Wesson

Notary Signature
My commission expires: 07-14-32

DORIS WESSON
SALINE COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 7-14-2032
Commission No. 12719581

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $495,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shannon Gillett

AFFIANT

Sworn to and subscribed before me this 16 day of June, 2025.

Jordan Sellers

Notary Public
My commission expires: 6/17/28

JORDAN SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jordan Sellers, 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 June 16, 2025.

Date

Affiant Signature

6/16/25
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 16 day of June, 20 25.

Notary's Signature

My Commission Expires: 8/21/27

Notary's Seal

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY