Karen Johnson Davidson County
Batch# 1290357 DEEDWARR
06/26/2025 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250626-0050232

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

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

(Affix Seal) Notary Public

My Commission Expires: 4/22/2029

Crystal Johnson State of Tennessee Notary Public Sumner County

2025-06-3008

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Madeline Easter 1304 Jones Street Old Hickory, TN 37138	~~NEW OWNER~~ United Wholesale Mtg. 585 Pontiac Blvd E. Pontiac, MI 48341	Map/Parcel 053-03-0-176.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vanessa Swiggart, an unmarried woman, and Ethan M. Swiggart, an unmarried man**, hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto **Madeline Easter**, A Single woman, hereinafter called the GRANTEE, their heirs and assigns, that 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. 221 on the Plan of Section "B" Village of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vanessa Swiggart and Ethan M. Swiggart, wife and husband by Warranty Deed from Leslie M. Sherrick, Trustee under the Irrevocable Trust Agreement of Mary Sue Mimms, dated April 14, 2015 and William Jeffrey Mimms and Edwin Morris Mimms, Jr. and Leslie M. Sherrick of record in Instrument No. 20180529-0050682 Register's Office for Davidson County, Tennessee, dated May 24, 2018 and recorded on May 29, 2018. The said Vanessa Swiggart and Ethan M. Swiggart having since divorced in the Fourth Circuit Court for Davidson County, Tennessee, case no. 24D11.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1304 Jones Street, Old Hickory, TN 37138.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the _____ day June, 2025.

Vanessa Swiggart

Ethan M. Swiggart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25 day of June, 2025, before me personally appeared Vanessa Swiggart, 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 25 day of June, 2025.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25 day of June, 2025, before me personally appeared Ethan M. Swiggart, 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 25 day of June, 2025.

Notary Signature
My commission expires:

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 6/25/2025 (date of document).

Affiant Signature

6/25/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 25 day of June, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vagner
State of Tennessee Notary Public
Sumner County