Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1292681
07/02/2025 11 02 10 AM
Fees $13 00 Taxes $6,475 00

Davidson County
DEEDWARR
2 pgs

20250702-0052249

File No ML-25-9402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Travis B Swearingen and Aftin Swearingen	Travis B. Swearingen and Aftin Swearingen	
(NAME) 912 Lynnwood Boulevard	(NAME) 405 Westview Ave	130-11-0-054 00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Michael T. Hall, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis B. Swearingen and Aftin Swearingen, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the of Davidson County, Tennessee, being part of Lot No. 13 on the plan of the Carter and King Lands, as of record in Book 57, Page 99, Register's Office for said County, being Lot No. 24 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z. J. Wilkinson, Surveyor, as follows:

Beginning on the Easterly margin of Lynwood Boulevard, at the corner of Lots Nos. 23 and 24 on said unrecorded plan; thence with the line between said two lots, Eastwardly 250 feet; thence Southwardly 100 feet to the Northerly margin of Forsythe Place, extended; thence with said Place, Westwardly 225 feet to the beginning of a curve; thence around said curve, in a Northwesterly direction 39.3 feet to the Easterly margin of Lynwood Boulevard; thence with said Boulevard; Northwardly 75 feet to the beginning.

Being the same property conveyed to Michael T. Hill and wife, Jennifer A. Hill by Warranty Deed from James Mitchell Burgeson, Devisee Under the Will of Robert Charles Burgeson of record in Instrument No. 20111129-0092688, Register's Office for Davidson County, Tennessee, dated November 23, 2011 and recorded on November 29, 2011.

Being the same property conveyed to Michael T. Hill, unmarried by Quitclaim Deed from Jennifer A. Hill, unmarried of record in Instrument No. 20170809-0081581 Register's Office for Davidson County, Tennessee, dated August 1, 2017 and recorded on August 9, 2017.

This is property more commonly known as 912 Lynnwood Boulevard, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO. (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee

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. 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.

Witness my/our hand this 30th day of June, 2025

Michael T Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2025, before me personally appeared Michael T Hall, 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 30th day of June, 2025.

Notary Signature
My commission expires: May 8. 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County