Karen Johnson Davidson County Batch# 1297705 DEEDWARR 07/15/2025 08:41:30 AM 3 pgs Fees: $18.00 Taxes: $2,108.63 20250715-0055553	**STATE OF TENNESSEE** **COUNTY OF ~~DAVIDSON~~ Sumner** The actual consideration or value, whichever is greater, for this transfer is $569,900.00. Affiant Subscribed and sworn to before me, this 11th day of July, 2025. Notary Public My commission expires: 4/22/2029
(Notary Stamp)	

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brandon Swinford	**Guaranteed Rate, Inc.**	**155-07-0B-021.00-CO**
6712 Cold Stream Dr.	**3940 N. Ravenswood Ave**	
Nashville, TN 37221	**Chicago, IL 60613**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mark Medlin, unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brandon Swinford, married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 72 on the Revision No. 1 Final Plat of the Poplar Creek Estates Phase V, Section "A" Subdivision (The Highlands of Allens Green), as of record in Plat Book 9700, Page 784, Revising Plat Book 9700, Page 390, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Mark Medlin by Warranty Deed from Michael P. Miller of record in Instrument No. 20221007-0110572 Register's Office for Davidson County, Tennessee, dated September 29, 2022 and recorded on October 07, 2022.

This is improved property known as **6712 Cold Stream Dr., Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ~~11th~~ 10th day of July, 2025.

Mark Medlin

10 July 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mark Medlin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~11th~~ 10th day of July, 2025.

Notary Public
My Commission Expires: 3.23.27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Lenders Title Company File No. 25-001065-626

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 7/10/2025 (date of document).

Affiant Signature

7/14/2025
Date

State of Tennessee
County of Sumner

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

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County