Karen Johnson Davidson County
Batch# 1300546 DEEDWARR
07/22/2025 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20250722-0057588

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Larry Bernard Swoopes and Ewanda Raynell Swoopes	SEND TAX BILLS TO: Larry Bernard Swoopes and Ewanda Raynell Swoopes	MAP-PARCEL NUMBERS
(NAME) 1000 PARIS AVENUE	(NAME) 1000 PARIS AVENUE	09203025900
(ADDRESS) NASHVILLE, TN 37204	(ADDRESS) NASHVILLE, TN 37204	
(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, **Wanda Larry, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Bernard Swoopes and Ewanda Raynell Swoopes, 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 Davidson County, Tennessee, being the easterly half of Lot No. 6 in the subdivision of Lots Nos. 5 and 7 of the Harding Lytle Tract as of record in Book 57, Page 28, Register's Office of Davidson County, Tennessee.

Said easterly half of Lot No. 6 fronts 25 feet on the northerly side of Meharry Boulevard, formerly Hefferman Street, and runs back between parallel lines, 182.6 feet to an alley.

Being the same property conveyed to Wanda Larry, married, by virtue of that certain Quit Claim Deed dated November 15, 2024, and being of record at Instrument No. 20241115-0089232 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Bobby Larry and wife, Wanda Coleman Larry, by virtue of that certain Warranty Deed dated May 8, 2003, and being of record at Instrument No. 20030512-0063437 in the Register's Office of Davidson County, Tennessee.

Bobby Larry joins in the conveyance of the above described property to transfer any and all interest he may have as the spouse of Wanda Larry. Wanda Larry is one and the same and also known as Wanda Coleman Larry.

This conveyance is subject to all easements, restrictive covenants and conditions including those located n the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1908 Meharry Blvd Nashville, TN 37208
(House Number) (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 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 hand this 17th day of July, 2025.

Wanda Larry

Bobby Larry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Wanda Larry and Bobby Larry** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of July, 2025.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/7/2026

Certificate of Authenticity

I, Holly A. Mason, 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 July 17 2025.

Affiant Signature

7/18/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of July, 2025.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026