Karen Johnson Davidson County
Batch# 1302039 DEEDWARR
07/25/2025 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20250725-0058861

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510525

**After Recording Return To The Above.**

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$749,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 22nd day of July 2025.

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 4/15/26

# WARRANTY DEED

**THIS INDENTURE**, made this 18 day of July 2025, among:

**TAMMY SWENARSKI, AN UNMARRIED WOMAN**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**WHITNEY PAMELA BAKER, AN UNMARRIED WOMAN**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Winfield Park Phase 2, Section 1, Revision 1 of record in Plat at Instrument No. 20010313-0024106, and minor Revision Plat is recorded at Instrument No. 20080122-0006550, 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 Tammy Swenarski, unmarried woman by deed from Susan E. Adkins, married, dated June 28, 2021, of record in Instrument No. 20210628-0087540, Register's Office for Davidson County, Tennessee.**

**Being also known as 1452 Wexford Downs Lane, Nashville, TN 37211.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Tammy Swenarski**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Tammy Swenarski, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that her executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of July 2025.

Brad Krivensky State of Tennessee Notary Public Williamson County

Notary Public
My Commission Expires: 10/27/25

**Owner Name & Property Address:**

Name: Whitney Baker
Address: 1452 Wexford Downs Lane
City, State, Zip: Nashville, TN 37211

**Responsible Party For Taxes:**

Name: New Owner
Address: _____
City, State, Zip: _____

**Tax ID: 172-14B-117.00**

# Certificate of Authenticity

I, Joshua A. Terry, 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 7/18/25.

Affiant Signature – Joshua A. Terry

7/25/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/25/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27