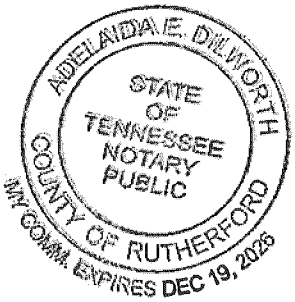
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $461,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON
3rd day of September, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A
Suite 104B
Pleasant View, TN 37146
File # 5509-25LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ryan Swift & Emily Smith	NEW OWNER	086-14-0B-014.00-CO
2808 Chapelwood Drive		
Nashville, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jess Haney and Aubrey Michelle Denis, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Swift and Emily Swift, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Revised Final Plat of Fleetwood Subdivision, Phase One, of record in Plat Book 6900, Pages 465 and 466, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a

Karen Johnson Davidson County
Batch# 1319022 DEEDWARR
09/05/2025 03:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,705.70
20250905-0071160

more complete description of the property.

Being the same property conveyed to Jess Haney and Aubrey Michelle Denis, husband and wife by Warranty Deed from Matthew A. Borsick and Laura Borsick, husband and wife of record in Instrument No. 20200218-0017679 Register's Office for Davidson County, Tennessee, dated February 03, 2020 and recorded on February 18, 2020.

This is property known as 2808 Chapelwood Drive Nashville, TN 37076

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 on 09/03/2025.

Jess Haney

See attached Proof loose Certificate of Acknowledgement

Aubrey Michelle Denis

STATE OF Texas
COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Jess Haney xxx Aubrey Michelle Denis, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 09/03/2025.

Larry Anderson
ID NUMBER
13293193-3
COMMISSION EXPIRES
February 18, 2029

NOTARY PUBLIC

Commission Expires: 02/18/2029

Electronically signed and notarized online using the Proof platform.

202509050071160

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Jurat

Document Date: 09/03/2025

Number of Pages (including notarial certificate): 41

State of Texas

County of Harris

Sworn to and subscribed before me on 09/03/2025 by Aubrey Michelle Dennis.

OLUTOYIN H. SULEYMAN
Notary Public, State of Texas

NOTARY PUBLIC STATE OF TEXAS

OLUTOYIN H. SULEYMAN

ID NUMBER
132588261
COMMISSION EXPIRES
July 24, 2028

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I Adde Dilworth, 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 September 3, 2025.

Date

Affiant Signature — 09/03/2025 Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this 3rd day of September, 2025.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)