This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch # 1326327 DEEDWARR
09/24/2025 01:31:25 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20250924-0076266

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
Donna Sherrill P. O. Box 282451 Nashville, Tennessee 37218	-same-	Map & Parcel: 058-00-0-211.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Swett's Real Estate Investments, Inc., a Tennessee corporation acting by and through its assumed name of SWETT'S REAL ESTATE INVESTMENT, INC.(the "Grantor") has this day bargained and sold, and does hereby convey, quitclaim and transfer to DONNA SHERRILL (the "Grantee"), her heirs, successors and assigns forever, that certain real estate situated in Davidson County, Tennessee, described more fully as follows:

LAND IN Davidson County, Tennessee, described as being situated on the southerly side of Kings Lane as shown on Property Map No. 58, Subdivision No. 72-175-G, and being one parcel of the resubdivision of a tract belonging to Samuel L. Gates and Ellen P. Gates, and more particularly described as follows:

BEGINNING at a stake at the southerly boundary of Kings Lane, 499.8 feet from the southeasterly corner of Timothy Road and Kings Lane; thence North 79 degrees 30 minutes East, 100 feet to a stake on the southerly side of Kings Lane; thence South 1 degrees West, 605.0 feet on a line between Lots 1 and 2 of said resubdivision to a stake on the dead line; thence South 79 degrees 30 minutes West, 100 feet to a stake on the dead line; thence North 1 degrees East 605.0 feet to the point of beginning, as shown on a survey by Ernest Davids, Register No. 157, May

27, 1972.

BEING THE SAME property conveyed to Swett's Real Estate Investment, Inc. by Warranty Deed from Princess A. Gates of record as Instrument No. 20190510-0044180, in the Register's Office for Davidson County, Tennessee. Swett's Real Estate Investment, Inc. is the assumed name of Swett's Real Estate Investments, Inc., a Tennessee corporation.

This property is subject to:

1. Current year's property taxes
2. Right of way for Kings Lane as set forth in Instrument No. 20190510-0044180, in the Register's Office for Davidson County, Tennessee.
3. Driveway access to adjacent parcel owned by Princess A. Gates as shown on on Warranty Deed recorded as Instrument No. 20190510-0044180, in the Register's Office for Davidson County, Tennessee.
4. Any and all existing easements and restriction as shown of record.

THIS IS improved property known generally as 3821 Kings Lane, Nashville, Nashville, Tennessee 37218.

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, her heirs, assigns and successors forever, and the Grantor does covenant with the said Grantee that it 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 herein set out; and the Grantor does further covenant and bind itself, its assigns and successors, to warrant and forever defend the title to the said land to the said Grantee, her heirs, assigns and successors, against the lawful claims of all persons,

WHEREVER USED, the singular 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, acting through its duly authorized officer, has made this instrument, as of this the 19th day of September, 2025.

SWETT'S REAL ESTATE INVESTMENTS, INC. acting by and through its assumed name, Swett's Real Estate Investment, Inc.

By: _____
David Swett, Sr.
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE me, CLAIBORNE K. MCLEMORE III, of the state and county mentioned, personally appeared David Swett, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Swett's Real Estate Investments, Inc., a Tennessee corporation, and that he, as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 19th day of September, 2025.

_____
Notary Public

CLAIBORNE K. MCLEMORE III
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 3-8-28

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $225,000.00.

Donna E. Shemill
Affiant

Sworn to and subscribed before me, this the 19th day of September, 2025.

CLAYBORNE R. MCLEMORE III
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My commission expires:

3-8-28