Karen Johnson Davidson County
Batch# 1330284 DEEDWARR
10/03/2025 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $2,479.00
20251003-0079151

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charles Raburn West, III	United Home Loans, Inc.	091-11-0-076.00
(NAME) 4802A Illinois Ave	(NAME) 1023 Burlington Ave	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Western Springs, IL 60558	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Lucas Svedin, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Charles Raburn West, III, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 705, Block 105 on the plan of West Nashville, No. 1 as of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 705 front together 25 feet on the northerly side of Illinois Avenue and extend back parallel lines 150 feet to an alley.

Being the same property conveyed to Bjorn Svedin from Regal Homes Co, by Warranty Deed dated September 25, 2014 and recorded on October 2, 2014 in Instrument No. 20141002-0090866, Register's Office for Davidson, County, Tennessee.

Further being the same property conveyed to Bjorn Svedin, and wife Janet Svedin and Lucas Svedin, as tenants in common with right of survivorship from Bjorn Svedin by Quitclaim Deed dated June 21, 2019 and recorded on June 24, 2019 in Instrument No. 20190624-0060454, Register's Office for Davidson, County, Tennessee.

Further being the same property conveyed to Lucas Svedin from Bjorn Svedin and wife Janet Svedin by Quitclaim Deed dated May 29, 2020 and recorded on June 16, 2020 in Instrument No. 20200616-0061911, Register's Office for Davidson, County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 4802A Illinois Ave, Nashville, TN 37209

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 2nd day of October, 2025.

Lucas Svedin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this the 2nd day of October, 2025.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

Witness my hand this 2nd day of October, 2025.

Kristina Svedin

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal, this the 2nd day of October, 2025.

Notary Public

My Commission Expires: My Commission Expires January 28, 2026

(SEAL)

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

*Kristina Svedin, wife of Lucas Svedin hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

Certificate of Authenticity

I, Amanda Maynor, 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

10/02/2025.

Date

Affiant Signature

10/03/2025

Date

State of Tennessee

County of Williamson

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

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON