This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
25-10101

Karen Johnson Davidson County
Batch # 1338185 DEEDWARR
10/24/2025 10 44 13 AM 2 pgs
Fees $13 00 Taxes $2,220 00

20251024-0084727

FAITH NATALIE PETRAS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, is $600,000.00

Sworn to and subscribed before me this 23 day of October, 2025.

Affiant

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Christopher L. Hunter Rachel D. Hunter 1171 Johns Road Joelton, TN 37080	New Owner	05101001900

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter-named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nelson E. Swartz, an unmarried man,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Christopher L. Hunter and Rachel D. Hunter, husband and wife,** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

BEING LOTS NOS. 25, 26 AND PART OF LOT NO. 24 ON THE MAP OF DUE WEST VALLEY ACRES SUBDIVISION, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY MADE BY H R. SWANN, JR., SURVEYOR, APRIL 20, 1947, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF DUE WEST AVENUE AT THE CORNER OF LOTS 26 AND 27; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 500 FEET TO A POINT; THENCE WESTERLY 338.42 FEET TO A CORNER OF LOTS 23 AND 24; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHERLY 142.5 FEET TO A CORNER OF A PART OF LOT NO. 24 THAT WAS CONVEYED TO ROY L. SEARS AND WIFE, BY DEED FROM SAMUEL C. CHRISTIAN AND WIFE, OF RECORD IN BOOK 2401, PAGE 55, REGISTER'S OFFICE FOR SAID COUNTY: THENCE WITH SEARS' NORTHERLY LINE EASTERLY 10 FEET TO A POINT; THENCE SOUTHERLY 357.5 FEET TO A POINT IN THE NORTH MARGIN OF DUE WEST AVENUE, EASTERLY 277.47 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Nelson E. Swartz by Warranty deed from John D. Nicholson and Karen M. Nicholson of record in Instrument No. 20121227-0119287 Register's Office for Davidson County, Tennessee, dated December 20, 2012 and recorded on December 27, 2012.

This is improved property known as **902 Due West Ave N, Madison, TN 37115.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor _____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

Grantor warrants and represents under penalty of perjury that at least one of the two following statements is true:

(a) Grantor is not now married and has never been married during the period Grantor owned the subject property;

(b) Neither Grantor nor any spouse of Grantor has ever resided in the subject property.

WITNESS my hand, this 22ND day of October, 2025.

Nelson E. Swartz

STATE OF VIRGINIA
~~**COUNTY**~~ **OF** HARRISONBURG CITY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nelson E. Swartz**, the within named bargainor, with whom I am personally acquainted (or proved his identity 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, at office, this 22ND day of October, 2025.

Notary Public
My Commission Expires: 08/31/2028

DONALD MAYBEE
NOTARY PUBLIC
REG #00321374
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUGUST 31, 2028