Karen Johnson Davidson County
Batch# 1341650 DEEDWARR
11/03/2025 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20251103-0087447

Warranty Deed

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $160,000.00. Affiant Subscribed and sworn to before me, this the 31st day of October, 2025. Notary Public My commission expires: 9-5-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Music City Financial, LLC	New Owner(s)	081-10-0-256.00
7703 North Lamar Blvd., #205		
Austin, TX 78752		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EDWARD SWAFFORD, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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, Tennessee, described as follows, to-wit:

Being Lot No. 365 on the Plan of Plan of J. M., T. J. and G. W. Harding's Subdivision of Lots Nos. 1, 2 and 5 of Harding Besley Tract, or record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 365 fronts 50 Feet on the Westerly side of 23rd Avenue North and runs back between Parallel lines 200 Feet, more or less, to a dead line.

Being the same property conveyed to Nathaniel Milton by Warranty Deed from BLC Investments, Inc., a Tennessee Corporation of record in Book 7513, page 285, Register's Office for Davidson County, Tennessee, dated March 25, 1988 and recorded on April 11, 1988, and Affidavit of Heirship recorded in Instrument No. 20200130-0011110.

Being the same property conveyed to Edward Swafford by Warranty Deed from Kim Yvette Milton, Nadine Milton, Sharita Milton, Ladonna Milton Fletcher, and Kwanda Tucker of record in Instrument No. 20200130-0011111 Register's Office for Davidson County, Tennessee, dated January 29, 2020 and recorded on January 30, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1737 23rd Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are 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/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2025.

Edward Swafford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Edward Swafford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2025.

Notary Public

My Commission Expires: 6/18/2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

Certificate of Authenticity

I, Holly A Mason, 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 10/31/25.

Affiant Signature

10/31/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of October, 2025

Notary's Signature

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary Seal)

My Commission Expires: 3-6-29