RECORDING INFO

Karen Johnson Davidson County
Batch # 1341705 DEEDWARR
11/03/2025 02 54 39 PM 3 pgs
Fees $18 00 Taxes $943 50

20251103-0087520

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. DM-B25-70

PREPARED BY ~~AND RETURN TO:~~
Valerie Webb & Associates PLLC
3037A Highway 31W
P.O. Box 887
White House, TN 37188

STATE OF Tennessee)
COUNTY OF Robertson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $255,000.00

Virginia Gail Swann
Affiant

Sworn to and subscribed before me this 30th day of October, 2025

Notary Public

My Commission Expires 9-18-28

CHANCE ALEXANDER SUMMERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Teresa C Turner 70 Rolling Meadows Dr Goodlettsville, TN 37072	New Owner(s)	033 04 0A 070.00

THIS GENERAL WARRANTY DEED is made and effective as of the 30th day of October, 2025 (the "***Effective Date***"), by and between:

VIRGINIA GAIL SWANN, A SINGLE WOMAN ("***Grantor***"); and

TERESA C. TURNER, A SINGLE WOMAN ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of DAVIDSON, State of Tennessee (the "***Property***").

Being Unit No. 70 as shown on Plat of ROLLING MEADOWS, PHASE ONE - SECTION NINE, A RESUBDIVISION OF LOT 7, SECTION ONE OF SOLITUDE ACRES, of record in Plat Book 7900, Page 965, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 9675, Page 386 and Instrument No. 20170203-0011853, said Register's.

Being the same property conveyed to Virginia Gail Swann, a single woman by Quitclaim Deed from Christie N. Swann Ring, a married person, and Dana G. Swann Anderson, a married person, of record in Instrument No. 20251020-0083409, in the Register's Office for Davidson County, Tennessee, dated October 20, 2025 and recorded on October 20, 2025.

Being the same property conveyed to Virginia Gail Swann, by Tennessee Quitclaim Deed from Christie N. Ring and Dana G. Anderson, of record in Instrument No. 20250918-0074434, in the Register's Office for Davidson County, Tennessee, dated September 14, 2025 and recorded on September 18, 2025.

Being the same property conveyed to Christie N. Swann Ring, a married person and Dana G. Swann Anderson, a married person, by Quitclaim Deed from Virginia Gail Swann,

unmarried, of record in Instrument No. 20210629-0088142, in the Register's Office for Davidson County, Tennessee, dated June 22, 2021 and recorded on June 29, 2021.

Being the same property conveyed to Virginia Gail Swann, unmarried, by Quitclaim Deed from Christie N. Swann Ring, a married person and Dana G. Swann Anderson, a married person, of record in Instrument No. 20210514-0065327, in the Register's Office for Davidson County, Tennessee, dated May 5, 2021 and recorded on May 14, 2021.

Being the same property conveyed to Christie N. Swann Ring, married and Dana G. Swann Anderson, married, by Quitclaim Deed from Virginia Gail Swann, single woman, of record in Instrument No 20190326-0027056, in the Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on March 26, 2019.

Being the same property conveyed to Virginia Gail Swann, single woman, by Quitclaim Deed from Charles Lewis Nichols, III, as Executor and as Heir to the Estate of Ellen Gober Nichols; Robert Neil Nichols, as Heir to the Estate of Ellen Gober Nichols; Virginia Gail Nichols Swann, as Heir to the Estate of Ellen Gober Nichols, of record in Instrument No. 20101118-0092387, in the Register's Office for Davidson County, Tennessee, dated November 5, 2010 and recorded on November 18, 2010.

Being the same property conveyed to Ellen G Nichols, by Warranty Deed from Rolling Meadows Joint Venture, of record in Book 9680, Page 839, in the Register's Office for Davidson County, Tennessee, dated May 16, 1995 and recorded on May 25, 1995. The said Ellen G. Nichols died on April 25, 2010 testate devising subject property to Charles Lewis Nichols III, Robert Neil Nichols and Virginia Gail Nichols Swann devisees of the last will and testament of Ellen Gober Nichols. See Probate Case 10P819, Seventh Circuit Court, Davidson County.

This is improved property commonly known as 70 Rolling Meadows Dr, Goodlettsville, TN 37072

This conveyance is being made subject to (i) taxes for the year 2025, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements, (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Virginia Gail Swann

Virginia Gail Swann

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, VIRGINIA GAIL SWANN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2025.

Notary Public

My Commission Expires: 9-18-28

CHANCE ALEXANDER SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY