WARRANTY DEED

Karen Johnson Davidson County
Batch# 1354649 DEEDWARR
12/05/2025 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,959.00
20251205-0096937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,070,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

S. DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamilton Jordan and Kelly Doyle	SWBC Mortgage Corporation	
(NAME)	(NAME)	
4803 Illinois Ave	117 Seaboard Lane, Ste F-205	091 11 0 096.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOSHUA DONNELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY DOYLE AND HAMILTON JORDAN, WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Westerly 10 feet of Lot No. 704 and all of Lot No. 706 of Block No. 103, PLAN NO. 1, WEST NASHVILLE, as of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 704 and all of Lot No. 706 front together 35 feet on the Southerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joshua Donnell, by Warranty Deed from Dylan Potter, a Married Man, of record in Instrument No. 20241216-0097345, in the Register's Office of Davidson County, Tennessee, dated December 13, 2024, and recorded on December 16, 2024.

Being the same property conveyed to Dylan Potter, a Married Man, by Warranty Deed from Linda Jane Clark West, Unmarried, of record in Instrument No. 20241216-0097319, in the Register's Office of Davidson County, Tennessee, dated December 12, 2024, and recorded on December 16, 2024.

The property described above was used for investment purposes only and has never been the residence of the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4803 Illinois Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 4 day of Dec., 20 25

JOSHUA DONNELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 4th day of December, 20 25.

HOLDEN L. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 03 2029

Commission expires:

Notary Public

True Copy Certification

I, **Tammy Carney,** 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 this the 04 day of December, 2025.

Affiant Signature
Date 12-5-2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

