# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1371145 DEEDWARR
01/20/2026 01:39:42 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20260120-0004427

B-FH-25-2631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

April Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2026.

Candis A. Thornton
Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2029

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Michael Swett** | **First Horizon Bank** | |
| (NAME) | (NAME) | |
| **2631 Delk Avenue** | **165 Madison Avenue** | **081 10 0 056.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208** | **Memphis, TN 38103** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID SWETT, SR., A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL SWETT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(S) 36, as shown on the map entitled REVISED SECTION TWO, NORMAL HEIGHTS, of record in Plat Book 2330, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Swett Sr., a married man, by Special Warranty Deed from Bank of America, N.A., of record in Instrument No. 20140902-0079631, in the Register's Office of Davidson County, Tennessee, dated August 06, 2014 and recorded on September 02, 2014.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED SECTION TWO, NORMAL HEIGHTS, as recorded in Plat Book 2330, Page(s) 54 and Revising the Plat Book 2330, Page 53.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF GEORGIA INDUSTRIAL REALTY CO'S NORTH NASHVILLE PROPERTY, as recorded in Plat Book 421, Page 188.
- Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 2337, Page 497; Book 2401, Page 395.
- Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2631 Delk Avenue, Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 14 DAY OF JANUARY, 2026.

David Swett, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of January, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212