Karen Johnson Davidson County
Batch# 1382665 DEEDWARR
02/18/2026 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20260218-0013044

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $735,000.00. Yolanda Battle Affiant Subscribed and sworn to before me, this the 9th day of January, 2026. Francine R Hackett Notary Public My commission expires:

FRANCINE R HACKETT
Notary Public - State of Maryland
Montgomery County
My Commission Expires Nov 14, 2026

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:
The BobbieJean Sweitzer Living Trust, dated July 20, 2016	**The BobbieJean Sweitzer Living Trust, dated July 20, 2016**	117-06-0A-013.00-CO
2932 Wellesley Trace	**2932 Wellesley Trace**	
Nashville, TN 37215	**Nashville, TN 37215**	

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, **THOMAS B. HINES AND MARY Y. HINES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOBBIEJEAN SWEITZER, TRUSTEE OF THE BOBBIEJEAN SWEITZER LIVING TRUST, DATED JULY 20, 2016**, 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:

Land in Davidson County, Tennessee, being Unit No. 10B on the Plan of Condominium Plat of Wellesley Trace Section 3, Lot 10 of record in Plat Book 5210, Page 315, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas B Hines and Mary Y Hines, husband and wife by Warranty Deed from Jerry L. Gallaway and Sandra T. Gallaway, Husband and Wife of record in Instrument No. 20230606-0042682 Register's Office for Davidson County, Tennessee, dated May 30, 2023 and recorded on June 06, 2023.

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 2932 Wellesley Trace, Nashville, TN 37215, 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 7th day of January, 2026.

Thomas B. Hines

Mary Y. Hines

STATE OF North Carolina
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas B. Hines and Mary Y. Hines, 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 7th day of January, 2026.

Notary Public

My Commission Expires: 11/11/2030

CAROLINE L CURRAN
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires November 11, 2030

Tennessee Certification of Electronic Document

I, Yolanda Battle, 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 1/7/2026 (date of document).

Yolanda Battle
Affiant Signature

1/7/2026
Date

State of Maryland
County of Montgomery

Sworn to and subscribed before me this 7TH day of JANUARY, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/12/2029

NOTARY'S SEAL

NATASHA SQUIRES
Notary Public - State of Maryland
Montgomery County
My Commission Expires Oct 12, 2029