Karen Johnson Davidson County
Batch# 1394216 DEEDWARR
03/18/2026 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260318-0021583

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF March, 20 26.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Bernard Swoopes and Ewanda Raynell Swoopes	**Larry Bernard Swoopes and Ewanda Raynell Swoopes**	
(NAME) 1000 PARIS AVE.	(NAME) NEW OWNERS	092-03-0-25700
(ADDRESS) NASHVILLE, TN 37204	(ADDRESS)	
(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, **Wanda Larry, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Bernard Swoopes and Ewanda Raynell Swoopes, a married couple,** HEREINAFTER CALLED THE GRANTEE, 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 the easterly 50 feet of Lot No. 5 in the subdivision of Lots 5 and 7 of the Harding Lytle Tract, as plan of which subdivision is of record in Book No, 57, Page 28, Register's Office for said County, described as follows:

Beginning on the northerly margin of Heffernan Street 423 feet westerly from the westerly margin of 18th Avenue, North formerly Salem Street; being the corner of Lots Nos. 4 and 5 on said plan; thence with the northerly margin of said street westerly 50 feet to a point 425 feet easterly from the easterly margin of 21st Avenue North formerly Tweed Street; thence northerly 182.6 feet, more or less, to the southerly margin of an alley; thence with said alley easterly 50 feet to the corner of said Lots Nos. 4 and 5; thence with the line between said two lots southerly 182.6 feet to the point of beginning.

Being the same property conveyed to Wanda Larry, married, by virtue of that certain Quit Claim Deed dated November 15, 2024, and being of record at Instrument No. 20241115-0089233 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Bobby L Larry and Wanda Coleman Larry by virtue of warranty Deed dated July 26, 2004 at Instrument No. 20040831-0105448 in the said Register's Office.

Wanda Larry, being one and the same and also known as Wanda Coleman Larry, warrants that the above described property has not been primary nor marital residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, 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 1904 Meharry Boulevard, Nashville, TN 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 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 16th day of March, 2026.

Wanda Larry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of March, 2026, before me personally appeared Wanda Larry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of March, 2026.

Notary Signature
My commission expires: 9/7/2026



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 March 16, 2026.

Affiant Signature

3/16/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of March 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

