WARRANTY DEED

Karen Johnson Davidson County
Batch# 1395145 DEEDWARR
03/19/2026 01:06:30 PM 4 pgs
Fees: $23.00 Taxes: $943.50
20260319-0022016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/06/29
(AFFIX SEAL)

JORDYN NESBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
George T. Swint Jr.	New Owner	
(NAME)	(NAME)	026-03-0-010-00
201 Jones Ln. (ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075 (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, **Shanice Rutledge, Charles Rutledge, and Ollicia Holmes, Guardian of the Guardiansip for Ja'varia Lashae Holmes,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George T. Swint Jr.,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 312 on the Plan of Windsor Green Phase II Sec III of record in Plat Book 6900, Page 845, in the Register's Office for Davidson County, Tennessee.
Said Lot No. 312 fronts 34.56 feet on the Southeasterly margin of Witham Court and extends back 110.00 feet on the Northerly line and 132.74 feet on the Southwesterly line to a broken line in the rear measuring 155.75 feet thereon.

Being the same property conveyed to Priscilla Rutledge, a single woman, by Warranty Deed from Kathleen S. Petty, of record in Book 11687, Page 413, Register's Office for Davidson County, Tennessee, dated September 20, 1999 and recorded on October 4, 1999.
The said Priscilla Rutledge passed away on or about August 6, 2025. There has not been any probate file opened for the estate of Priscilla Rutledge in Davidson County, Tennessee. Being the same property conveyed to Grantors by Affidavits of Heirship of record at Instrument Nos. 202603190022012 **and** 202603190022013 **in said Register's Office. Dominique Rutledge predeceased his mother on February 12, 2015. Affidavit of Heirship for Dominique Rutledge of record at Instrument Nos.** 202603190022014 **and** 202603190022015 **in said Register's Office. Order Appointing Guardian was entered January 14, 2026 in the Seventh Circuit Court for Davidson County, Tennessee at Docket No. 26P29 for appointing Ollicia Holmes as Guardian for Ja'Varia Lashae Holmes. Updated Order appointing Guardianship entered March 12, 2026. Ja'Varia Holmes and Ja'Varia Lashae Holmes are one and the same person.**

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 323 Witham Ct Goodlettsville, TN 37072
(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 8th day of January 2026.

Charles Rutledge

STATE OF TENNESSEE
COUNTY OF Trousdale

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Charles Rutledge**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of January 2026.

Notary Public

My Commission Expires: 7/30/2029

WM GRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF TROUSDALE
My Comm. Expires July 30, 2029

Witness my hand this 13 day of March, 2026.

Shanice Rutledge

Ollicia Holmes, Guardian of the Guardianshipo for Ja'Varia Lashae Holmes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Shanice Rutledge**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of March, 2026.

Notary Public

My Commission Expires: 11-5-29

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and state, the within named Ollicia Holmes as Guardian for Ja'Varia Lashae Holmes in accordance with Guardianship at Docket No. 26P29 in the Seventh Circuit Court for Davidson County, Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of March, 2026.

Notary Public

My Commission Expires: 11-5-29

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY