RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1404658
04/13/2026 09:41:23 AM
Fees: $13.00 Taxes: $1,480.00

Davidson County
DEEDWARR
2 pgs

20260413-0029662

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$400,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF APRIL, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC My Comm. Expires May 29, 2029 TENNESSEE COUNTY OF WILLIAMSON

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
Sparrow Investments, LLC	Same as New Owner	
(NAME)	(NAME)	029-00-0-314.00
2911 Bluestem Lane		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(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, **MARY PATRICIA WATERS SWIFT, TRUSTEE OF THE SWIFT FAMILY REVOCABLE TRUST DATED MARCH 31, 2015**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPARROW INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 a parcel of land, lying in the 1st Council District of Davidson County, Tennessee, being located approximately 1,320 feet west of the intersection of Bernard Rd. and Knipfer Rd. and being more particularly described as follows:

BEGINNING at an iron pin in concrete (found) in the southerly right-of-way of Bernard Rd., said iron pin being the northeast corner of the herein described property, thence, leaving said right-of-way, South 03 degrees 35 minutes 00 seconds East, 1,219.95 feet to an iron pin (found);

Thence, North 82 degrees 14 minutes 57 seconds West, 257.83 feet to an iron pin (found);

Thence, North 00 degrees 32 minutes 54 seconds West, 1,205.77 feet to an iron pin in concrete (found) in the southerly right-of-way of Bernard Rd.

Thence, along said right-of-way, South 83 degrees 08 minutes 54 seconds East, 192.14 feet to the POINT OF BEGINNING, containing 6.18 acres, more or less, according to a survey by Jeffrey A. Leoaprd, dated April 6, 2026.

Subject to and Together with any and all easements, covenants, restrictions, etc. either of record or not of record.

Being the same property conveyed to James E. Swift and wife, Mary P. Swift by Warranty Deed from Charles R. Jackson, Elizabeth Averitt, and Thomas N. Bateman, Co-Executors of Carlton Aberitt, deceased of record in Book 5740, Page 258, Register's Office for Davidson County, Tennessee, dated April 30, 1981 and recorded on May 01, 1981.

Being the same property conveyed to Swift Family Revocable Trust, dated March 31, 2015, James Edward Swift and Mary Patricia Waters Swift, as Co-Trustees by Quitclaim Deed from James E. Swift and wife, Mary P. Swift of record in Instrument No. 20150401-0028106 Register's Office for Davidson County, Tennessee, dated March 31, 2015 and recorded on April 01, 2015. .

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 4163 Bernard Rd, Joelton, TN 37080
(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 7th day of April, 2026

SWIFT FAMILY REVOCABLE TRUST

BY: Mary Patricia Waters Swift

MARY PATRICIA WATERS SWIFT, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Mary Patricia Waters Swift with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Swift Family Revocable Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Swift Family Revocable Trust.

Witness my hand and official seal this 7th day of April, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

JW2026-429