WARRANTY DEED

Karen Johnson
Batch # 1405929
04/15/2026 02:41:56 PM
Fees: $13.00 Taxes: $3,515.00
20260415-0030949

Davidson County
DEEDWARR
2 pgs

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 02/05/30

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin Dang Leena Dang	The Mortgage Firm, Inc.	049-00-0-028.00
(NAME)	(NAME)	
4643 Clarksville Pike	921 Douglas Ave, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Altamonte Springs, FL 32714	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Swetts Real Estate Investments Inc,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Benjamin Dang and Leena Dang, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being more particularly described as follows, to-with:

Beginning at the Northwesterly corner of Clarksville HWY and Stevens Lane; Thence N 81 18 30 W 656.65 Feet to an iron pin; Thence N 46 13 55 W 274.00 Feet to an iron pin; Thence N 35 42 28 W 172.63 Feet to an iron pin; Thence S 84 48 22 E 722.41 Feet to an iron pin; Thence S 00 20 54 E 108.50 Feet to an iron pin; Thence S 83 05 01 E 251.00 Feet to an iron pin; Thence with a curve to the Right, have a radius of 8559.40 Feet, 225.85 Feet to the point of beginning containing 5.41 Acres <SEE BELOW>

Being the same property conveyed to Swetts Real Estate Investments, Inc., a Tennessee corporation by Warranty Deed from Nicholas D. Moore, dated 10/29/2021, of record in Instrument 202201180006983, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4643 Clarksville Pike, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2879613
Warranty Deed TN

LEGAL: Beginning at the Northwesterly corner of Clarksville Hwy and Stevens Lane; thence North 81 Degrees 18 Minutes 30 Seconds West 656.65 feet to an iron pin; thence North 46 Degrees 13 Minutes 55 Seconds West 274.00 feet to an iron pin; thence North 35 Degrees 42 Minutes 28 Seconds West 172.63 feet to an iron pin; thence South 84 Degrees 48 Minutes 22 Seconds East 722.41 feet to an iron pin; thence South 00 Degrees 20 Minutes 54 Seconds East 108.50 feet to an iron pin; thence South 83 Degrees 05 Minutes 01 Seconds East 251.00 feet to an iron pin; thence with a curve to the right, having a radius of 8559.40 feet, 225.85 feet to the point of beginning, containing 5.41 acres.

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 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), his/her/their 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.

Effective the 13th day of April, 2026.

Swetts Real Estate Investments, Inc.

By: _____
David Swett, Sr.
President

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Swett, Sr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the President of Swetts Real Estate Investments Inc the within named bargainer, a corporation, and that, David Swett Sr. as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by David Swett Sr. as such President.

Witness my hand and Official seal this 13th day of April, 2026.

_____
Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-26-4643