Karen Johnson Davidson County
Batch# 1406251 DEEDWARR
04/16/2026 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260416-0031345

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$310,000.00**.

Affiant

Subscribed and sworn to before me, this **8th day of April, 2026**.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew Richard Swisher **2905 Jones Avenue** **Nashville, TN 37207**	E Mortgage Capital 18071 Fitch Ste. 200 Irvine, CA 92614	**060-12-0-139.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Michael Joshua Walker, unmarried**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Matthew Richard Swisher, a single man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described in part according to a November 17, 1978 survey by John B. Kohl, III, Tennessee Registered Surveyor No. 100, as follows:

Beginning at a point on the Southeasterly margin of an extension of Jones Avenue Located Northeastwardly 435.0 feet from Jones Avenue, said point also being the Northerly from corner of the Norris D. Givens property (Book 4982, Page 993, Register's Office of Davidson County); thence with Givens' Northeasterly property line South 33 degrees 25 feet East 186.1 feet to an iron pin in the Northwesterly line of the property now or formerly owned by Howard Hitt; thence with Hitt's said property line North 56 degrees 30 feet East 64.1 feet to an iron pin at the Southerly rear corner of the Grade Hudson Lankford property (Book 3226, Page 467, said Register's Office); thence with Lankford's Southwesterly property line North 26 degrees 45 feet West 179.0 feet to an iron pin on the Southeasterly margin of Jones Avenue, extended; thence with the Southerly margin of said Avenue, South 62 degrees 30 feet West 85.0 feet to the Point of Beginning.

Being the same property conveyed to Michael Joshua Walker, unmarried, by Warranty Deed from Ronald Walker, married, of record in Instrument Number 20220630-0076216, Register's Office for Davidson County, Tennessee, dated June 16, 2022 and recorded on June 30, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **2905 Jones Avenue, Nashville, TN 37207**
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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 in 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/our hand(s) this **7th day of April, 2026.**

Michael Joshua Walker
Michael Joshua Walker

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 7th day of April, 2026, before me personally appeared Michael Joshua Walker, 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 7th day of April, 2026.

Jacqueline G Brown
Notary Signature
My commission expires: 11-5-29

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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 4/7/2026. (date of document).

Affiant Signature

4/16/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

