Karen Johnson Davidson County
Batch# 1411662 DEEDWARR
04/27/2026 10:38:30 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20260427-0036119

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of April 2026.

Notary Public
My commission expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wanda Williams	**Wanda Williams**	**098130B02200CO**
3804 B Abbott Martin Rd	**3804 B Abbott Martin Rd**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN 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 ACKNOWLEDGE, WE,

David Duane Swearingen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wanda Williams, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 22, Plan of Newport, of record in Plat Book 9700, Page 568, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to David Duane Swearingen, by Executor's Quitclaim Deed from Ruth Driscoll and Pan Van Hoose, Co-Executrices of The Estate of Creighton Miller, dated February 29, 2024, of record in Instrument No. 20240307-0015947, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Creighton Miller and Carolyn S Swearingen, husband and wife, as joint tenants with right of survivorship and not as tenants in common, by Quitclaim Deed from Creighton Miller, a married man, who acquired title as an unmarried man, and joined by his spouse, Carolyn S Swearingen, dated March 13, 2009, of record in Instrument NO. 20090325-0026919, in the Register's Office for Davidson County, Tennessee. Carolyn S Swearingen died June 27, 2017 leaving Creighton Miller as the sole surviving tenant. Creighton Miller died testate on July 15, 2023.

Further being the same property conveyed to Creighton Miller, by Warranty Deed from Donnie R Fletcher and wife, Allison L Fletcher, dated March 11, 2005, of record in Instrument No. 20050322-0031011, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 5001 Vineyard Pt, Hermitage, TN 37076.

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.

David Duane Swearingen Date: 4-21-26
David Duane Swearingen

_____ Date: _____

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, David Duane Swearingen, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2026.

Kalyn Rachel Kratzer
NOTARY PUBLIC

My Commission Expires: 2/26/30

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Andy Maloney, 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 **4/21/2026** (date of document).

Affiant Signature
Date **4/21/2026**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **21** day of **April**, 20**26**.

Linda M Smith
Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY