THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
ForthRight Title, LLC
116 Maple Row Boulevard
Hendersonville, TN 37075
File No. 26-1145

Karen Johnson Davidson County
Batch # 1426515 DEEDWARR
05/29/2026 08:30:45 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20260529-0048573

Name and Address of New Owner:
Natalie LeGrand and Shane LeGrand
155 Babb Drive
Joelton, TN 37080

Send Tax Bills To:
Natalie LeGrand and Shane LeGrand
155 Babb Drive
Joelton, TN 37080

Map & Parcel No: 021 00 0 337.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael G. Swezey and Teresa Leavitt, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Natalie LeGrand and Shane LeGrand, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 of the unrecorded WILLIAM GIFFORD Subdivision tract in the 14th Civil District of Davidson County, Tennessee, described according to survey by Bruce Rainey, Surveyor, #823, and known as Job No. 80-247; and described according to a survey made by John Kohl and Company, dated 11/2/93 and 11/17/95, License No. 100, whose address is 400 7th Ave. S., Nashville, TN 37203, as follows: Said Lot No. 10 begins at a point in the center of a privately maintained road at the common boundary between lots 9 and 10; thence S 10° 27' 02" E 528.87 feet along said common boundary to a point in the Southerly boundary of said tract; thence, Northeasterly along the Southerly boundary N 82° 35' 38" E 76.85 feet to a point; thence N 22° 40' 42" E 111.95 feet to a point; thence S 87° 25' 52" E 81.00 feet to a point; thence N 03° 40' 52" W 83.00 feet; thence N 70° 49' 08" E 12.01 feet to a point; thence S 03° 40' 52" E 100.00 feet to a point; thence N 23° 16' 03" S 563.53 feet to a point at the common boundary between lots 10 and 11; thence Northwesterly along said common boundary N 52° 29' 44" W 259.13 feet to a point at the common boundary between lots 10 and 11 located in the center of a privately maintained road; thence Southwesterly along the center of said road S 37° 30' 16" W 185.46 feet to a point; thence S 63° 46' 56" W 237.18 feet to the point of beginning.

Being the same property conveyed to Michael G. Swezey and Teresa Leavitt, husband and wife, by Quitclaim Deed from Michael G. Swezey, of record in Instrument No. 20200709-0074660, in the Register's Office of Davidson County, Tennessee, dated July 2, 2020 and recorded on July 9, 2020.

Being the same property conveyed to Michael G. Swezey, by Warranty Deed from Anna Davis, unmarried, of record in Instrument No. 20090427-0037840, in the Register's Office of Davidson County, Tennessee, dated April 22, 2009 and recorded on April 27, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: **155 Babb Drive, Joelton, TN 37080-9213**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 05/26/2026.

_____ (SEAL)
Michael G. Swezey

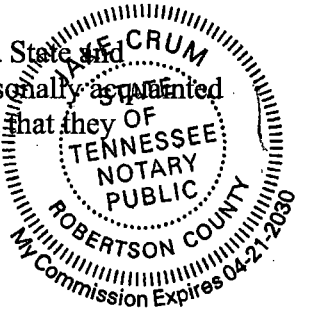
Teresa M. Leavitt (SEAL)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said State and County, Michael G. Swezey*, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

* Teresa M. Leavitt



Witness my hand, at office, this 05/26/2026.

Notary Signature

My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-21-2030

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $605,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE

COUNTY OF Sumner

Sworn to and subscribed before me this 05/26/2026.

Notary Signature

My commission expires: 2/26/2029

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY