This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9178-AJ

Karen Johnson Davidson County
Batch# 1435856 DEEDWARR
06/18/2026 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,071.63
20260618-0055467

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $559,900.00.

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2026.

Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jenna King and Brady Adamson 1430 Bridgecross Parkway Hermitage, TN 37076	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	098 06 0A 034.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Sarah Swagerty, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Brady Adamson and Jenna King, a married couple** (individually and/or collectively, "Grantee"), 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. 33, on the Plan of PHASE 1, SECTION "A", BRIDGEWATER, of record in Instrument No. 20051104-0133897, as corrected in Instrument No. 20060608-0067981, Register's Office for Davidson, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Sarah E. Swagerty, a single woman, by Warranty Deed from Lowana F. Hudson, unmarried, Reyna Garcia, unmarried, and Kelly Kuchrowy, unmarried, of record in Instrument No. 20150826-0086158, in the Register's Office of Davidson County, Tennessee, dated August 20, 2015, and recorded on August 26, 2015. Subject property was never primary residence for grantor's spouse.

This is improved property located at: **1430 Bridgecross Parkway, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2026.

GRANTOR:

Sarah Swagerty

STATE OF Florida
COUNTY OF Monroe

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sarah Swagerty, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of June, 2026.

EVGENIA KASHIRSKIKH
Notary Public - State of Florida
Commission # HH 510263
My Comm. Expires Jun 29, 2028
Bonded through National Notary Assn.

Notary Public
My Commission expires: 06-29-2028

True Copy Certification

I, **Denise Woods,** 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 this the 15th day of June, 2026.

Denise Woods
Affiant Signature
Date 6-16-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

