Karen Johnson Davidson County
Batch# 1440528 DEEDWARR
06/30/2026 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260630-0059009

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Lawrence THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 374,999.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 26. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Bankers Title & Escrow Corporation 3310 West End Avenue, Ste 540 Nashville, TN 37203 P26-9684-WE	

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Taylor Vanderhorst	Same As New Owner	
86 Evelyn Drive		119-02-0-110.00
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Savannah Cedzich-Kee, single, and David W. Swick, single, as joint tenants with right of survivorship,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Taylor Vanderhorst, an unmarried man,**

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 10 on the Plan of Glenrose Subdivision, of record in Plat Book 1424 Page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 119 feet on the Northerly margin of Evelyn Avenue and extends back 162 feet on the Westerly line and 115 feet on the Easterly line to a dead line which is a broken line in the rear, measuring 140.37 feet thereon.

Being the same property conveyed to Savannah Cedzich-Kee and David W. Swick, as Joint Tenants with Right of Survivorship by Warranty Deed from Jeffrey Scott Stokes, a married man of record in Instrument No. 20230321-0020475 Register's Office for Davidson County, Tennessee, dated March 20, 2023 and recorded on March 21, 2023.

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 __ unimproved __ improved property known as **86 Evelyn Drive, Nashville, TN 37210**

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 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 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 our hands this the 26 day of June, 2026.

Savannah Cedzich-Kee

David W. Swick

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Savannah Cedzich-Kee and David W. Swick,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of June, 2026.

My Commission expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

CERTIFICATION

I, Chase M. Cosner (owner/preparer of document), 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 6/26/26 (date).

Affiant Signature

6/26/26
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 26 day of June 2026.

Notary Signature

My Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY