Karen Johnson Davidson County
Batch# 1443344 DEEDWARR
07/08/2026 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20260708-0061688

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Tracy Perry
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th day of July, 2026.

Notary Public

(Affix Seal)

My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

2026-05-4222

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jason Powell and Heather C. Powell 813 Glenavon Court Nashville, TN 37220	NEW OWNER	Map/Parcel 161-01-0B-037.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Swiggart and Kelly Swiggart, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Jason Powell and Heather C. Powell, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that 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. 107 on the Plan of Aberdeen Woods, Phase One, Section Two, a PUD, of record in Book 9700, Page 739, Register's Office for Davidson County, Tennessee, to which Plan reference in hereby made for a complete and accurate description thereof.

Being the same property conveyed to William Swiggart and Kelly Swiggart by Special Warranty Deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20120612-0051474 Register's Office for Davidson County, Tennessee, dated June 04, 2012 and recorded on June 12, 2012.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 813 Glenavon Court, Nashville, TN 37220.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 17 day July, 2026.

William Swiggart

Kelly Swiggart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of June, 2026, before me personally appeared William Swiggart and Kelly Swiggart, 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 17 day of June, 2026.

Notary Signature
My commission expires:



RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 June 17, 2026.

Affiant Signature

July 8, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of July, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028