Karen Johnson Davidson County
Batch# 1456825 DEEDWARR
08/10/2026 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20260810-0073504

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $374,900.00

Affiant

Subscribed and sworn to before me, this 6th day of August, 2026

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER 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:
Thomas Alan Moore	**SWBC Mortgage Corporation**	**12009004500**
603 Glenpark Ct	**9311 San Pedro Ave, Suite 100**	
Nashville, TN 37217	**San Antonio, TX 78216**	

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,

Erin Dias, Trustee of The 603 Glenpark Court Trust

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

Thomas Alan Moore, an unmarried man and Sandy Melissa Swenson, 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 a major portion of Lot No. 5A14 on the Plan of Glengarry Park, Section 5-A, as of record in Book 3300, Page 58, Register's Office for Davidson County, described as follows according to the survey of E. L. Miller, dated October 11, 1963:

BEGINNING at a point in the northwesterly margin of Glenpark Court at the corner of Lots Nos. 5A15 and 5A14; thence northwesterly with the line between said lots Nos. 5A15 and 5A14, 180.2 feet, more or less,to the southeasterly line of the property conveyed to the Metropolitan Government of Nashville and Davidson County; thence northeasterly along said line of the property conveyed to the Metropolitan Government of Nashville and Davidson County, 110 feet, more or less,to a point in the line between Lots Nos. 5A14 and 5A12; thence easterly along the line between Lots Nos. 5A14 and 5A12; 24.2 feet more or less to the cannon corner of Lots Nos. 5A14, 5A13 and 5A12; thence with the line between Lots Nos. 5A14 and 5A13, southeasterly 203.9 feet to a point in the northwesterly margin of Glenpark Court; thence southwesterly with said margin of Glenpark Court, 75 feet to the point of beginning.

Being the same property conveyed to Erin Dias, Trustee of The 603 Glenpark Court Trust, by Warranty Deed from Geoffrey A Taylor, married, dated February 12, 2026, of record in Instrument No. 20260218-0012945, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Geoffrey A Taylor, by Quitclaim Deed from Linda G Taylor, dated August 8, 1997, of record in Book 10907, Page 840, 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 603 Glenpark Ct, Nashville, TN 37217.

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.

_____ Date: 8/4/24
Erin Dias, Trustee of The 603 Glenpark Court Trust

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Erin Dias with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE of The 603 Glenpark Court Trust and that she is authorized by The 603 Glenpark Court Trust to execute this instrument on its behalf.

Witness my hand, at office, this 4 day of August, 2024.

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

_____
NOTARY PUBLIC

My Commission Expires: 10/4/24

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 8/4/2026 (date of document).

Affiant Signature

8/6/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6 day of August 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY