Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260755210

Karen Johnson Davidson County
Batch # 1465454 DEEDWARR
09/01/2026 09:37:04 AM 2 pgs
Fees: $13.00 Taxes: $5,180.00
20260901-0080467

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2026.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jim Adams Sweeney and Christina Sweeney 9182 Fox Run Dr. Brentwood, TN 37027	New Owner	Tax Parcel ID No. 118-07-0-129.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jenson Gillette, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jim Adams Sweeney and Christina Sweeney, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 20, of Block "B" on the Map of Berry Hill Gardens Subdivision, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Azalea Place at the comer of Lots 19 and 20; thence with the line between said lots westerly 109.7 feet to a point; thence southerly 132.11 feet to a point in the northerly margin of an unnamed street or Azalea Place, thence with the margin of the same easterly 72.26 feet to a concrete monument at the beginning of a curve; thence around said curve northeasterly to another concrete monument in the westerly margin of Azalea Place; thence with the westerly margin of the same northerly 110.96 feet to the beginning.

Being the same property conveyed to Jenson Gillette, married by Special Warranty Deed from Azalea BB, LLC, a Tennessee limited liability company of record in Instrument No. 20201103-0128597, Register's Office for Davidson County, Tennessee, dated November 01, 2020 and recorded on November 03, 2020.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

This is improved property located at 2805 Azalea Place Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of August, 2026.

Jenson Gillette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jenson Gillette, 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.

Witness my hand, at office, this 31st day of August, 2026.

Notary Public
My Commission Expires:

