Karen Johnson Davidson County
Batch# 1470629 DEEDWARR
09/09/2026 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20260909-0083705

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $755,000.00. Affiant Subscribed and sworn to before me, this 9th day of September, 2026. Notary Public My commission expires:
(Notary Stamp)	

PATRICIA D CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew Swain	**New Owner**	**104-12-0-212.00**
2105 18th Avenue South		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kevin Jordan, a married man, and Katherine Irene Jordan, an unmarried woman,

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

Andrew Swain, an unmarried man,

HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 10 on the Plan of Lenox Place of record in Book 161, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Kevin Jordan, a married man and Katherine Irene Jordan, an unmarried woman, by deed from Nicholas Jay Randazzo and Laura Anne Randazzo, Trustees of LNR Living Trust dated December 17, 2019, of record in Instrument No, 20230907-0070114, dated September 6, 2023, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 161, Page 171, Register's Office for Davidson, Tennessee.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

The subject property has never been the martial residence of Kevin Jordan.

This is improved property known as 2105 18th Avenue South, Nashville, TN 37212.

M&H File #: **26-559**

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 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 GRANTEE, his 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 my/our hand(s) this 9th day of September, 2026.

X _____
Kevin Jordan

X _____
Katherine Irene Jordan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Kevin Jordan and Katherine Irene Jordan, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2026.

A. Scott Hubbard
Notary Signature
My commission expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-559**

Certificate of Authenticity

I, Mandy Mayhew, 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 true and exact copy of the original document executed and authenticated according to law on

September 9, 2026.

Date

Mandy Mayhew

Affiant Signature

September 9, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of

September, 2026.

Notary Signature

My Commission Expires:

PATRICIA D CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030