Karen Johnson Davidson County
Batch# 1475277 DEEDWARR
09/21/2026 08:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20260921-0087238

WARRANTY DEED

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. EB-26-3725

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Lili Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2026

Emilee Barrett
Notary Public

MY COMMISSION EXPIRES: 4/22/30

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Carey and Gloria Carey	Same as owner	
(NAME)	(NAME)	119-04-0-028.00
334 Wimpole Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I/we, **Daniel Swagler a/k/a Dan Swagler and Kimberly Sweeney, both unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Carey and Gloria Carey, husband and wife**, 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. 55 on the plan of Glencliff Estates, Section Four, of record in Book 1835, Page 79, Register's Office for said County.

Said Lot No. 55 fronts 115.0 feet on the southerly margin of Wimpole Drive and extends back 220.6 feet on the easterly line and 150.8 feet on the westerly line to a dead line in the rear, measuring 134.0 feet thereon.

Being the same property conveyed to Dan Swagler and Kimberly Sweeney, both unmarried by Warranty Deed from Leslie C Huey and husband, Richard E Bracy of record in Instrument No. 20150831-0088292 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on August 31, 2015. Daniel Swagler and Dan Swagler are one in the same person.

This is property more commonly known as 334 Wimpole Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 14th day of September, 2026.

Daniel Swagler

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of September, 2026, before me personally appeared Daniel Swagler, 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 14th day of September, 2026.

NOTARY PUBLIC
My Commission Expires: May 8, 2028



Witness my/our hand this 17th day of September, 2026.

Kimberly Sweeney

STATE OF TEXAS

COUNTY OF DALLAS

On this 17 day of September, 2026, before me personally appeared Kimberly Sweeney, 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 17TH day of September, 2026.

Notary Signature
My commission expires: 12-8-2028

VONTRICK DAVIDSON
Notary ID #132814711
My Commission Expires
December 8, 2028

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 **9/17/26** (date of document).

Emilee Barrett
Affiant Signature

9/18/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **18th** day of **September**, 2 **026**.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

