THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 632961 DEEDWARR
05/11/2021 10:15:31 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20210511-0063132

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin Short Hunter	Pinnacle Bank	MAP
702 Wedgewood Park Unit 304	P.O. BOX 702726	PARCEL 105-10-0C-013.00-CO
Nashville, TN 37203	Dallas, Tx. 75370	
(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, **Timothy Swierzewski and Kathleen M. Swierzewski and Irvin J. Levy**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dustin Short Hunter, single man**

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:

A certain condominium unit located in Davidson, Tennessee, being Unit B-304 of Wedgewood Park, Phase 3, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record as Instrument No. 20070731-0090822, in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit "B" therein. Said Second Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park, of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, Instrument No. 20060825-0105391, Instrument No. 20070731-0090822, Instrument No. 20091221-0116044 and Instrument No. 20110329-0024200, said Register's Office, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended. Reference is hereby made to the Phase III Site Plan of Wedgewood Park attached as Exhibit "B" to the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase III, of record in Instrument Number 20070731-0090822, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Irvin J. Levy and Kathleen Swierzewski, husband and wife by Warranty deed from Louis N. Sachs, an unmarried man of record in Instrument No. 20140501-0036990 Register's Office for Davidson County, Tennessee, dated April 28, 2014 and recorded on May 01, 2014 and Scrivener's Affidavit of Correction recorded on June 04, 2014 in Instrument No. 20140604-0048539.

Being the same property conveyed to Timothy Swierzewski, Kathleen M. Swierzewski and Irvin J. Levy by Quitclaim deed from Irvin J. Levy and Kathleen M. Swierzewski, a married couple of record in Instrument No. 20180315-0024551 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on March 15, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 702 Wedgewood Park Unit 304, Nashville, TN 37203.

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 _____ hand( ) this the 7th day of May, 2021.

Timothy Swierzewski

Kathleen M Swierzewski, by Timothy Swierzewski, Attorney in fact
Kathleen M. Swierzewski by Timothy Sweirzewski, Attorney-in-Fact

Irvin T. Levy by Timothy Swierzewski, Attorney in fact
Irvin J. Levy by Timothy Sweirzewski, Attorney-in-Fact

STATE OF MA
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy Sweirzewski** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of May, 2021.

ANNE V. DUFANAL
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
July 04, 2025

My Commission expires July 04, 2025

ANNE V DUFANAL
Notary Public

STATE OF MA
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy Swierzewski** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Kathleen M. Swierzewski**, as her Attorney in Fact, as the free act and deed of the within named **Kathleen M. Swierzewski**.

Witness my hand and official seal this the 7th day of May, 2021.

ANNE V. DUFANAL
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
July 04, 2025

My Commission expires July 04, 2025

ANNE V DUFANAL
Notary Public

STATE OF MA
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy Swierzewski** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Irvin J. Levy**, as her Attorney in Fact, as the free act and deed of the within named **Irvin J. Levy**.

Witness my hand and official seal this the 7th day of May, 2021.

ANNE V. DUFANAL
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
July 04, 2025

My Commission expires July 04, 2025

ANNE V DUFANAL
Notary Public