This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19156-AP

Karen Johnson Davidson County
Batch# 925160 DEEDWARR
10/04/2022 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20221004-0109566

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2022.

Notary Public
My Commission Expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-1-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Janet Salbert Ives Salbert 739 Tulip Grove Rd, 301 Nashville, TN 37076	Fairway Independent Mortgage 13000 Harbor Dr. Woodbridge, VA. 22192	75-12-C-24.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Greg A. Swan d Emily Alyssa Saad, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Janet Salbert, a widow, and Ives Salbert, a single man, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element townhome unit situated in Davidson County, Tennessee, and further known as Unit 301, together with the appurtenant common elements, of Brookside Park Townhomes, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Brookside Park Townhomes, a horizontal property regime with private elements, of record in Book 11653, page 251; as amended and supplemented in Instrument No. 200007180070532; Instrument No. 20010212-0013362; and in Instrument No. 20191002-0100735, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20001010-0100359, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Brookside Park Townhomes provided in said Declaration, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Greg A. Swan, unmarried and Emily Alyssa Saad, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Kristina V. Korte, unmarried, dated April 29, 2020, recorded May 4, 2020, of record in Instrument No. 20200504-0046180, Register's Office for Davidson County, Tennessee.

This is improved property located at: **739 Tulip Grove Road, 301, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 30th day of September, 2022.

GRANTOR:

Greg A. Swan

Emily Alyssa Saad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Greg A. Swan and Emily Alyssa Saad, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202210040109566

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 9.30.2022 (date of document).

Affiant Signature

9.30.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 30TH day of SEPTEMBER, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25