Karen Johnson Davidson County
Batch# 1012262 DEEDWARR
06/07/2023 10 44 31 AM 2 pgs
Fees $13 00 Taxes $3,015 50
20230607-0043222

WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT23050094

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATIO
GREATER FOR THIS TRANSFER IS $817,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 8TH DAY OF JUNE, 2023

NOTARY PUBLIC

MY COMMISSION EXPIRES

GAIL VINCENT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2935LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Taylor Winn		
662 Hamilton Avenue		
Nashville, TN 37203		105 06 0R 034 00

FOR AND IN 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, WE, **ADAM R. NYSWANER AND MEGHAN A. NYSWANER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLOR WINN,** Single Woman 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

Land in Davidson County, Tennessee, being Unit No 34 on the plan of Fusion, as shown on Exhibit E to the Declaration of Covenants, Conditions and Restrictions of Fusion, a Horizontal Property Regime with Private Elements of record in Instrument No 20200313-0028238, as amended in Instrument No 20210712-0093422, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof

Being the same property conveyed to Adam R Nyswaner and Meghan A Nyswaner, by Warranty Deed from RSD Hamilton Avenue, LLC, a Tennessee limited liability company, of record in Instrument No 20220617-0069785, in the Register's Office of Davidson County, Tennessee, dated June 06, 2022, and recorded on June 17, 2022

Being a part of the same property conveyed to RSD Hamilton Avenue, LLC, a Tennessee limited liability company (RSD), by Quitclaim Deed and Instrument of Consolidation from RSD Hamilton Avenue, LLC, a Tennessee limited liability company, of record in Instrument No 20200312-0027871, in the Register's Office of Davidson County, Tennessee, dated March 11, 2020 and recorded on March 12, 2020

Being a part of the same property conveyed to RSD Hamilton Avenue, LLC, a Tennessee limited liability company, by Quitclaim Deed from Swayze Properties, LLC, a Tennessee limited liability company, of record in Instrument No 20190125-0007766, in the Register's Office of Davidson County, Tennessee, dated January 24, 2019 and recorded on January 25, 2019 Also see Scriveners Affidavit of record in Instrument No 20220609-0065943, Register's Office of Davidson County, Tennessee

Being a part of the same property conveyed to Swayze Properties, LLC, a Tennessee Limited Liability Company composed of Charles R Swayze and James R Swayze, by Warranty Deed from Patricia Simpson Utley, Trustee of the Patricia Simpson Utley Revocable Trust established April 08, 1993, of record in Instrument No 20011004-0107703, in the Register's Office of Davidson County, Tennessee, dated September 28, 2001 and recorded on October 04, 2001 Also see Scriveners Affidavit of record in Instrument No 20070611-0069702, Register's Office of Davidson County, Tennessee

Being a part of the same property conveyed to RSD Hamilton Avenue, LLC, a Tennessee limited liability company, by Quitclaim Deed from Thomas C McEwen, Trustee of the Thomas C McEwen Revocable Living Trust, dated January 04, 2016, of record in Instrument No 20190125- 0007765, in the Register's Office of Davidson County, Tennessee, dated January 21, 2019 and recorded on January 25, 2019. Also see Scriveners Affidavit of record in Instrument No 20220609-0065944, Register's Office of Davidson County, Tennessee

Being a part of the same property conveyed to Thomas C. McEwen, Trustee of the Thomas C McEwen Revocable Living Trust, dated January 04, 2016, with full power to transfer and convey without the joinder of any beneficiary, by Quitclaim Deed from Thomas Coleman McEwen, Sr , of record in Instrument No 20160225-0018177, in the Register's Office of Davidson County, Tennessee, dated February 22, 2016 and recorded on February 25, 2016

Being a part of the same property conveyed to Thomas Coleman McEwen, Sr , by Warranty Deed from Charles D Vaughan and wife, Nancy S Vaughan, of record in Instrument No 20120106-0001473, in the Register's Office of Davidson County, Tennessee, dated December 23, 2011 and recorded on January 06, 2012

Being a part of the same property conveyed to RSD Hamilton Avenue, LLC, an Illinois corporation, by Quitclaim Deed from Kerr Brothers & Associates, Incorporated, a Tennessee corporation, of record in Instrument No 20190125-0007764, in the Register's Office of Davidson County, Tennessee, dated January 24, 2019 and recorded on January 25, 2019

Being a part of the same property conveyed to RSD Hamilton Avenue, LLC, a Tennessee limited liability company, by Special Warranty Deed from Kerr Brothers & Associates, Incorporated, a Tennessee corporation, of record in Instrument No 20190125-0007763, in the Register's Office of Davidson County, Tennessee, dated January 24, 2019 and recorded on January 25, 2019

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise, and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B Taxes and assessments for the year 2023 and subsequent years, not yet due and payable Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Block No 4, No. 12 and Part of 11 of the Hamilton Land, as recorded in Plan Book 2, Page 150 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hamilton Lands Industrial Subdivision, as recorded in Book 3600, Page 58 Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20200313-0028238, as amended in Instrument No 20210712-0093422 Easement for Public Utilities, recorded in Book 619, Page 486 Easement for Perpetual and Public Utilities, recorded in Instrument No 20040930-0117591 Easement for Vehicular Access, recorded in Instrument No 20190125-0007767 Easement for Access, recorded in Instrument No 20201217-0149567. Easement for Temporary Construction, recorded in Instrument No 20201217-0149568 Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No 20200811-0089022 Subject to easement(s) retained in Ordinance No BL2018-1342, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee (copy is unavailable)

This is improved property known as 662 Hamilton Avenue, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 2nd day of June, 2023

Adam R Nyswaner

Meghan A Nyswaner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ADAM R NYSWANER AND MEGHAN A NYSWANER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of June, 2023

Notary Public

JIM R VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

My Commission Expires. 2-19-2024