G #37219-5 Box #14

WARRANTY DEED

Karen Johnson
Batch # 1120152
04/08/2024 10:43:44 AM
Fees: $13.00 Taxes: $832.50
20240408-0024673

Davidson County
DEEDWARR
2 pgs

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.**

Paul Swindell
Affiant

Subscribed and sworn to before me, this the 5th day of April, 2024.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul Swindell	**"NEW OWNER"**	**161-01-0-A-079-00co**
5298 Edmondson Pike		
Nashville, TN 37211		

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

De Ann Tompkins, an unmarried woman

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

Paul Swindell, an unmarried 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 5298 as specified on the Plat shown in the Master Deed, on the Plan of Danbury Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Danbury Homeowners' Association, of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto in Book 6612, Page 107, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Danbury Condominiums, for placement of Units, as shown on Exhibit "C" to the Master Deed of record in Book 6612, Page 75, said Register's Office, for a more complete identification and description of such Unit.

BEING all of the same property conveyed to Floris H. Tompkins and wife, Deann Tompkins by Warranty Deed dated October 2, 1985, from BVT Country Place, LTD, a Tennessee limited partnership, of record in Book 6674, Page 498, said Register's Office for Davidson County, Tennessee. The said Floris H. Tompkins having died on March 14, 1987, leaving Deann Tompkins as the surviving tenant by the entirety. The said property was further conveyed to Therese Neese by Quitclaim Deed dated June 17, 1991, from Deann Tompkins, unmarried, of record in Book 8375, Page 687, and further conveyed to De Ann Tompkins by Quitclaim Deed dated November 3, 1992, from Therese Neese, of record in Book 8786, Page 150, said Register's Office. Deann Tompkins being one and the same person as De Ann Tompkins.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "C" to the Master Deed of record in Book 6612, Page 75, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Danbury Homeowners' Association of record in Book 6612, Page 75, and By-Laws appended thereto in Book 6612, Page 107, said Register's Office.**

3) **Appointment of Successor Trustee for Danbury Homeowners' Association of record in Book 11460, Page 631, said Register's Office.**

4) **Charter of Danbury Homeowners' Association of record in Book 6625, Page 510, said Register's Office.**

5) **All matters shown on the Plan of Resubdivision of Phase 1 of Country Place of record in Plat Book 4675, Page 65, said Register's Office.**

6) **A private, nonexclusive easement for ingress and egress as reserved in the Deed of record in Book 6461, Page 530, said Register's Office.**

7) **Taxes for the current year which have been prorated and assumed by the Grantee herein and for the subsequent years, not yet due and payable.**

This is improved (__X_) Unimproved (____) property, known as: **5298 Edmondson Pike, Nashville, TN 37211**

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 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(s) this **5th** day of **April, 2024.**

De Ann Tompkins

De Ann Tompkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **De Ann Tompkins,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **April, 2024.**

M Boyd

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON