Karen Johnson Davidson County
Batch# 1188738 DEEDWARR
10/02/2024 01:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20241002-0076495

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-4400-TM

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2024.

Notary Public
My Commission Expires: 4-18-2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Fern Perry, Trustee of Perry Revocable Family Trust 1850 Kyrle Terrace The Villages, FL 32162	New Owner	082 13 0G 204.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Rebecca Marie Sweredoski, a single woman and Brent R. Sweredoski, a married man, as tenants in common with right of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Fern Morgan Perry, Trustee of Perry Revocable Family Trust, dated April 6, 2017**, 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. 204, as specified in the Plat shown in the Master Dead, on the Plan of HARRISON SQUARE Condominiums, Phase II, 3 Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by the Master Deed and By-Laws for Harrison Square Condominiums. of record in Instrument No. 20060823-0103941 and amended in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Registers Office, 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 Harrison Square Condominiums, Phase II, for placement of Units, as shown on Exhibit 'A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Rebecca Marie Sweredoski, a single woman and Brent R. Sweredoski, a married man, as tenants in common with right of survivorship, by Warranty Deed from Dale Rucker and Pam Rucker, heirs at law of Aulick Burke Rucker, of record in Instrument No. 20210708-0092044, in the Register's Office of Davidson County, Tennessee, dated July 01, 2021, and recorded on July 08, 2021. and Scrivener's Affidavit recorded in Instrument No. 20210827-0115925.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **301 Criddle Street, #204, Nashville, TN 37219**

This conveyance is made subject to 1) Property taxes for the year 2024 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, 2024.

GRANTOR:

Rebecca Marie Sweredoski

STATE OF NEW YORK
COUNTY OF NEW YORK

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rebecca Marie Sweredoski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2024.

Danielle Parr
Notary Public, State of New York
Reg. No. 01PA6430452
Qualified in Queens County
Commission Expires 03/14/2026

Notary Public
My Commission expires: 03-14-2026

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2024.

GRANTOR:

Brent R. Sweredoski

STATE OF MARYLAND
COUNTY OF CALVERT

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brent R. Sweredoski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2024.

ERIC D. WOLLEY
Notary Public - Maryland
Prince George's County
My Commission Expires
10/09/2028

Notary Public
My Commission expires: 10/9/28

Certificate of Authenticity

I, Joshua A. Terry, 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 10/01/2024.

Affiant Signature – Joshua A. Terry

10/02/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/02/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27