Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-5664

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of December, 2024

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1217736 DEEDWARR
12/18/2024 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20241218-0098280

Address of New Owner	Send Tax Bills To:	Map & Parcel
The Mendel Revocable Living Trust 204 Acklen Park Dr 101 Nashville, TN 37203	New Owner	104-02-3M-101.00-CO

WARRANTY DEED

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, I/WE,

Scott Swander and Susan Heinrich, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark William Mendel and Susan Denise Mendel, Trustees of The Mendel Revocable Living Trust

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 located in Davidson County, Tennessee, being Unit No. 101 of The Novello Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Novello Condominium of record in Instrument No. 20151116-0116232, amended in Instrument No. 20161220-0133623 and Instrument No. 20170925-0097876, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed.

Being the same property conveyed to Scott Swander by Warranty Deed from Jill Papenberg, a single woman of record in Instrument No. 20220705-0077488 Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 05, 2022.

Being the same property conveyed to Scott Swander and Susan Heinrich, husband and wife by Quitclaim Deed from Scott Swander of record in Instrument No. 20230620-0046557 Register's Office for Davidson County, Tennessee, dated June 16, 2023 and recorded on June 20, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 204 Acklen Park Dr 101, 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 so 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.

Dated this the 13th day of December, 2024.

Scott K. Swander

Scott K. Swander

Susan Swander

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of December, 2024, before me personally appeared Scott K Swander and Susan Swander, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of December, 2024.

Notary Signature
My commission expires: 5/10/27

KATHLEEN WILLIAMS
COUNTY OF WILLIAMSON
TENNESSEE
NOTARY
PUBLIC

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 12/13/2024.

Affiant Signature – Joshua A. Terry

12/17/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/17/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON