# WARRANTY DEED

File #25-198

HEATHER MORRISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JAN 30, 2029

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2025

Notary Public

MY COMMISSION EXPIRES 1/30/29
(AFFIX SEAL)

Kaien Johnson
Batch # 1267624
05/02/2025 10 14 07 AM
Fees $13 00 Taxes $1,221 00

Davidson County
DEEDWARR
2 pgs

20250502-0034068

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Lucy Wagner | NEW OWNER | 186-03-0B-010 00-CO |
| (NAME) | (NAME) | |
| 1011 Vida Way #106 | | |
| (ADDRESS) | (ADDRESS) | |
| Nolensville, TN 37135 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Daniel Swain and Marlo Swain, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Lucy Wagner, an unmaried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 106, of Burkitt Commons Stacked Flats (within Lot 76), 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 Declaration of Covenants, Conditions and Restrictions establishing Burkitt Commons Stacked Flats, A Condominium Development of record in Instrument No. 20210826-0115544, 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 to said Declaration, together with a percentage interest in the common elements as set forth in Exhibit "D" to said Declaration

Being the same property conveyed to Daniel Swain and Marlo Swain, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20221004-0109415 Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 1011 Vida Way, #106, Nolensville, TN 37135

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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 hand this 30th day of April, 2025

Daniel Swain

Marlo Swain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of April, 2025, before me personally appeared Daniel Swain, 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 30th day of April, 2025.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of April, 2025, before me personally appeared Marlo Swain, 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 30th day of April, 2025

Notary Signature
My commission expires 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027