Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250450499

Karen Johnson Davidson County
Batch # 1269804 DEEDWARR
05/07/2025 09 57 05 AM 2 pgs
Fees $13 00 Taxes $832 50

20250507-0035627

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

M. Allen Brannan
Affiant

Subscribed and sworn to before me, this 6th day of May, 2025.

Marly Baltz
Notary Public
My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Equity Trust Company As Custodian FBO Antoni Miechowicki # 1739898 and Equity Trust Company As Custodian FBO Maria Miechowicki # 1739910 214 Old Hickory Blvd, 180 Nashville TN 37221	New Owner	Tax Parcel ID No. 142 04 0A 180.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carl H. Schultheis, Jr., unmarried, and Kristopher A. Swayze and Anna K. Schultheis Swayze, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Equity Trust Company As Custodian FBO Antoni Miechowicki # 1739898 and Equity Trust Company As Custodian FBO Maria Miechowicki # 1739910,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 180, on the plan of BELLE FOREST CONDOMINIUM APARTMENTS, as shown on plat of record in Plan Book 5200, Page 167, Register's Office for Davidson County, Tennessee, and as established by the Master Deed of record in Book 5438, Page 699, amended in Book 6082, Page 866, amended in Instrument 20020321-0034877, amended in Instrument 20090819-0078072, and Rules and Regulations in Instrument Nos.20120125-0006973, and 20150618-0058446, and Notice of Appointment of Successor Trustee recorded in Book 6896, Page 144 and Book 7886, Page 939 Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Carl H. Schultheis, Jr., a single man, Kristopher A. Swayze and wife, Anna K. Schultheis Swayze, by General Warranty Deed from Kristopher A. Swayze and wife, Anna K. Schultheis Swayze, of record in Instrument No. 20200420-0041132, in the Register's Office of Davidson County, Tennessee, dated March 27, 2020 and recorded on April 20, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE FOREST CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 167.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Belle Forest Condominium of record in in Book 5438, Page 699, amended in Book 6082, Page 866, amended in Instrument 200203210034877, amended in Instrument 200908190078072, and Notice of Appointment of Successor Trustee recorded in Book 6896, Page 144 and Book 7886, Page 939; also subject to easements, rights and interests 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.

Easement for Drainage, recorded in Book 7957, Page 145.

Easement for Public Utilities, recorded in Book 8019, Page 126.

Easement for Sewer Line, recorded in Book 8248, Page 214.

Easement for Sanitary Sewer, recorded in Instrument No. 20000915-0091869.

Easement for Driveway and Utility, recorded in Instrument No. 20130708-0070348.

Belle Forest Leasing Rules recorded in Instrument No. 20120125-0006973 and Instrument No. 20150618-0058446.

Charter for Belle Forest Homeowners Association and Belle Forest Condominium Owners' Association recorded as Book 5460, Page 987 and Book 6551, Page 78.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Unknown.

This is improved property located at 214 Old Hickory Blvd, 180 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 6th day of May, 2025.

Carl H. Schultheis, Jr.

Kristopher A. Swayze

Anna K. Schultheis Swayze

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carl H. Schultheis, Jr., and Kristopher A. Swayze and Anna K. Schultheis Swayze, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2025.

Notary Public
My Commission Expires: 5/28/28

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON