WARRANTY DEED

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-ORE-25-1212-204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES 7-6-2027 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1280879 DEEDWARR
06/03/2025 02 32 54 PM 2 pgs
Fees $13 00 Taxes $2,867 50

20250603-0043588

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Joseph Parris	New Owner	
(NAME)	(NAME)	**093-09-0C-005 00-CO**
1212 Laurel St #204		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES DANBY SWANSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH PARRIS, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 204 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws 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 Declaration, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration

Being the same property conveyed to James Dansby Swanson by Special Warranty Deed from Laurel Property, LLC, a Delaware limited liability company of record in Instrument No. 20151020-0106712 Register's Office for Davidson County, Tennessee, dated October 20, 2015 and recorded on October 20, 2015

The above referenced property has never been the principal marital residence for the Grantor

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record as Instrument Number 20120216-0013756, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140718-0063781, amended in Instrument No 20160614-0060193, Instrument No. 20191230-0134559, Instrument No 20220329-0036090, Instrument No 20221129-0124987 and Instrument No. 20240223-0012657, Register's Office for Davidson County, Tennessee.
- Charter of Twelve Twelve Condominium Association, Inc of record in Instrument Number 20140627-0056540, in the Register's Office for Davidson County, Tennessee.
- Arts Center Redevelopment Plan containing Restrictive Covenants of record in Book 10965, Page 404, amended in Book 11625, Page 252 and Instrument No 20020715-0084598, in the Register's Office for Davidson County, Tennessee
- Declaration of Easements and Restrictive Covenants of record in Instrument Number 20121227-0119217, in the Register's Office for Davidson County, Tennessee
- Restrictions as described in that deed of record as Instrument Number 20131231-0131305 in the Register's Office for Davidson County, Tennessee
- Easement as described in that deed of record in Book 4318, Page 544, in the Register's Office for Davidson County, Tennessee.

- Rights of Ingress and Egress by way of Final Consent Judgment of record in Book 4370, Page 916, and Book 4395, Page 715, in the Register's Office for Davidson County, Tennessee
- Subject to those matters according to that survey by Cherry Land Surveying, Inc., dated December 11, 2012.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140328-0025601, Instrument No 20140924-0087645 and Instrument No 20140924-0087646, in the Register's Office for Davidson County, Tennessee.
- Bill No 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130122-0006827, in the Register's Office for Davidson County, Tennessee
- Arts Center Redevelopment Plan in Ordinance # 98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee
- Memorandum of Development Agreement of record in Instrument Number 20150205-0010859, in the Register's Office for Davidson County, Tennessee
- Ordinance of record in Instrument Number 20130903-0092714 and Instrument No. 20140410-0030060, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1212 Laurel St #204, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF MAY, 2025

J Danby Swanson

James Danby Swanson

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES DANBY SWANSON, the within named bargainor, 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, this the 14th of May, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #. 01LU0014861
Commission Expires. 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212