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. 250550920

Karen Johnson Davidson County
Batch # 1283166 DEEDWARR
06/09/2025 10:25:26 AM 2 pgs
Fees: $13.00 Taxes: $974.95
20250609-0045072

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $263,500.00.

Affiant

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

Notary Public
My Commission Expires:

MACKENZIE BALL
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:
Marigolds Properties, LLC 1834 Riverbirch Ln Hermitage, TN 37076	New Owner	Tax Parcel ID No. 109 05 0B 501.00

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, **Greg Swierz, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marigolds Properties, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 501 in WILLIAMS BEND TOWNHOMES, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for WILLIAMS BENDS TOWNHOMES, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of WILLIAMS BEND TOWNHOMES, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit to said Declaration and By-Laws appended thereto.

Being the same property conveyed to Greg Swierz and Karen Sue Ball, husband and wife, by Warranty Deed from Regina P. Rhyne, married, of record in Instrument No. 20190509-0043413, in the Register's Office of Davidson County, Tennessee, dated May 08, 2019 and recorded on May 09, 2019.

Being the same property conveyed to Greg Swierz, unmarried, by Quitclaim Deed from Karen Sue Ball, unmarried, of record in Instrument No. 20250421-0029927, in the Register's Office of Davidson County, Tennessee, dated April 16, 2025 and recorded on April 21, 2025.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20021216-0154761 and as Supplemented in Instrument Nos. 20030529-0072377 and 20030930-0144058. Easement recorded in Instrument No. 20130517-0050031.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020918-0113840.

Common Open Space Deed recorded as Instrument No. 20061229-0161141.

This is improved property located at 3535 Bell Rd #501 Nashville TN 37214

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, Grantor has executed this instrument on this 6th day of June, 2025.

Greg Swierz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Greg Swierz, 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 6th day of June, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Nov. 22, 2025