Karen Johnson Davidson County
Batch# 1292508 DEEDWARR
07/01/2025 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20250701-0052005

Name and Address of New Owner:
Peter Swan Revocable Trust
515 Church Street, 3109
Nashville, TN 37219

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093-06-1M-024-00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffrey Mathews, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Peter G. Swan, Trustee of Peter G. Swan Revocable Living Trust dated January 14, 2021,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Unit No. 3109, of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878 and Instrument No. 20191016-0106180, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record as Instrument 20171218-0128945, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.

Being the same property conveyed to Jeffrey Mathews, unmarried, by Warranty Deed dated May 12, 2025 from Louise Silano, an unmarried woman, recorded May 13, 2025 in Instrument No. 20250513-0037547 in the Register's Office.

Being the same property conveyed to Louise Silano, an unmarried woman, by Warranty Deed dated December 5, 2019 from Gregory Glen Reese and Cynthia G. Reese, husband and wife, recorded December 6, 2019 in Instrument No. 20191206-0126039 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of June, 2025.

_____ (SEAL)
Jeffrey Mathews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2025, before me personally appeared Jeffrey Mathews, 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 27th day of June, 2025.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2026

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $530,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
27th day of June, 2025.

_____
Notary Public
My commission expires: 5-10-26
File No. 2025-8013-MA

A.C. MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

# 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 6/27/2025.

Affiant Signature – Joshua A. Terry

6/30/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/30/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27