RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-31553-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1299768 DEEDWARR
07/18/2025 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20250718-0056818

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2025

NOTARY PUBLIC

My commission expires: 02-26-2029

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donnie Swift 1836 Lincoya Bay Drive, Nashville, TN 37214	Same address as new owner	109-05-0D-122-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY EIGHT THOUSAND AND 00/100 Dollars ($278,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARGARET L. POSSEL ANDERSEN, A MARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DONNIE SWIFT, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1836 in The Cottages of Williams Bend, a Private Element Horizontal Property Regime, as described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20040628-0076712, and Supplementary Declarations of record in Instrument Number 20041028-0129585, Register's Office for said County, to which reference is hereby made for a more complete and accurate description. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument Number 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein..

Being the same property conveyed to Margaret L. Possel, unmarried woman, from John Z. Colson, an unmarried man, by Warranty Deed dated October 19, 2016, and recorded October 24, 2016, in Instrument Number 20161024-0112119, said Register's Office. Margaret L. Possel has since married Keith Andersen and now goes by Margaret L. Possel Andersen. Margaret L. Possel, Margaret L. Possel Andersen, Margaret Possel Andersen and Margaret L. Andersen are one and the same person.

The above referenced property is not and has never been the primary residence of the Grantor's spouse.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 1836 Lincoya Bay Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 16th day of July, 2025

GRANTOR(S)

Margaret L. Possel Andersen

Margaret L. Possel Andersen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Margaret L. Possel Andersen, 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 and seal, this the 16th day of July, 2025.

Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11-28-26

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Ryan Lux, 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 **July 16, 2025**.

Date

Affiant Signature

July 16, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **16th** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029