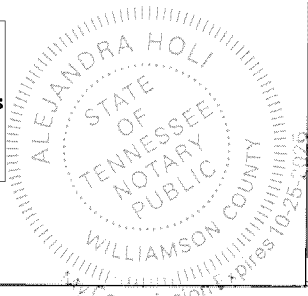
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1359267 DEEDWARR
12/17/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,654.75
20251217-0100512



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $717,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matt C. Dwyer and Priscilla A. Dwyer	New Owner	084-05-0B-026.00
(NAME)	(NAME)	
3300 Joggers Pass	Same as property	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 considerations, the receipt of which is hereby acknowledged, we **Andrew Bae and Victoria Nguyen, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Matt C. Dwyer and Priscilla A. Dwyer, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 26, on the Plan of East Greenway Park, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for East Greenway Park, a Townhouse Planned Unit Development, of record in Instrument No. 20160707-0069540, and amended in Instrument No. 20161020-0110945, further amended of record in Instrument No. 20230123-0005073, Instrument No. 20240411-0025792, Instrument No. 20240411-0025793, and Instrument No. 20241007-0077673, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plat as shown as Exhibit "B" of the Amendment to Declaration of Protective Covenants, Conditions, and Restrictions, of record in Instrument No. 20161020-0110945, and further amended on Exhibit "A" to Second Amendment of record in Instrument No. 20230123-0005073, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Justin Gatwood and Katie Gatwood, husband and wife by Warranty Deed from East Greenway Park, LLC, dated 07/16/2020, of record in Instrument 20200727008232l, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew Bae and Victoria Nguyen, husband and wife, joint tenants with right of survivorship by Warranty Deed from Justin Gatwood and Katie Gatwood, husband and wife, dated 07/25/2024, of record in Instrument 202407290056947, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3300 Joggers Pass, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 12th day of December, 2025.

Andrew Bae

Victoria Nguyen

State of North Carolina
County of Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Bae and Victoria Nguyen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of December, 2025.

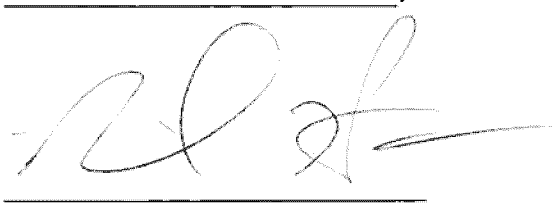
Notary Public:
My Commission Expires: 10.8.2029

T BROWN RICHARDSON
NOTARY PUBLIC
WAKE COUNTY, NC

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

Certificate of Authenticity

I, Nick Harris, 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 **12/15/25**.



Affiant Signature

12/15/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **15** day of **December**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

