Karen Johnson Davidson County
Batch# 1378474 DEEDWARR
02/09/2026 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20260209-0009774

Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Kimberly A. Swanner, a married woman,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **PNI, LLC, a Tennessee limited liability company,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Unit No.1253, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Woodstock Condominiums of record as Instrument No. 20190204-0010414, as amended in 20190430-0039668 and being shown on Plat attached thereto as Exhibit "E", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Kimberly A. Swanner by Quitclaim deed of record in Instrument No. 20250129-006983, Register's Office of Davidson County, Tennessee. See also deed dated January 28, 2025 of record in Instrument No. 20220802-0087794, Register's Office for Davidson County, Tennessee.

Map/Parcel Number: 105-03-0R-042.00-CO

Property Address: 1253 4th Ave. S., Nashville, TN 37210

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warranty that the above-described property is not and has never been their personal residence.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if

any, of record in the **DAVIDSON** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 4th day of February, **2026.**

Kimberly A. Swanner

STATE OF **TENNESSEE**
COUNTY OF **MAURY**

Personally appeared before me, the undersigned, **Kimberly A. Swanner,** with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of February, 2026.

MELISSIA DUGGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY

My commission expires:
11/23/2030

Notary Public

STATE OF TENNESSEE – Maury COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **260,000.00.**

Affiant

Subscribed and sworn to before me, this 4th day of February, **2026.**

MELISSIA DUGGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY

My commission expires:
11/23/2030

Notary Public

Name and Address of New Owner:

PNI, LLC, a Tennessee limited liability company

209 Neelys Bend Road

Madison, TN 37115

Name and Address of New Owner Responsible of the payment of the Property Taxes

SAME

I, **Jessica Brady,** 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 **February 4, 2026.**

Affiant Signature

February 4, 2026
Date



State of Tennessee
County of Maury

Sworn to and subscribed before me this **4th** day of **February,** 2026.

Notary Public My Commission Expires: **01/23/2030**