WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1381964 DEEDWARR
02/17/2026 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260217-0012608

File #26-TL-0515-D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF February, 2026.

Notary Public
MY COMMISSION EXPIRES:

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-13-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael R. Savona and Kristina E. Savona, Trustees of MW Fivets Community Property Trust dated January 23, 2026	**SWBC Mortgage Corporation**	
(NAME) **716 Westview Avenue**	(NAME) **9311 San Pedro Avenue, Suite 100**	**104 10 0E 104.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **San Antonio, TX 78216**	
(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 consideration, the receipt of which is hereby acknowledged,

MARGARET SUZANNE BOND, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MICHAEL R. SAVONA AND KRISTINA E. SAVONA, TRUSTEES OF THE MW FIVETS COMMUNITY PROPERTY TRUST DATED JANUARY 23, 2026,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. D of CHESTERFIELD PLACE CONDOMINIUM, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as show on and being a part of the Master Deed & By-Laws of record in Book 7179, Page 867, amended in Book 7328, Page 708, and further amended in Book 7372, page 520, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description, together with said Unit's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Margaret Suzanne Bond, by Warranty Deed from Lane O. Harvey and Hugh W. Harvey, Sr., wife and husband, of record in Instrument No. 20210107-0003461, in the Register's Office of Davidson County, Tennessee, dated January 07, 2021, and recorded on January 07, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CHESTERFIELD PLACE CONDOMINIUM Condominium of record in Book 7179, Page 867 as amended in Book 7328, Page 708 and Book 7372, Page 520; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Charter for Chesterfield Place Homeowners Association recorded as Book 7223, Page 76.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **515 D Chesterfield Ave, Nashville, TN 37212**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 12th day of February, 2026.

Margaret Suzanne Bond

Margaret Suzanne Bond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2026, before me personally appeared Margaret Suzanne Bond, 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 12th day of February, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 12 day of February, 2026.

Affiant Signature
Date 2.12.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027