Karen Johnson Davidson County
Batch# 1388104 DEEDWARR
03/04/2026 12:20:30 PM 5 pgs
Fees: $28.00 Taxes: $2,775.00
20260304-0017313

WARRANTY DEED

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juliana Reed Swanson and Adam Victor Swanson	NEW OWNER	
(NAME)	(NAME)	
5225 Whispering Valley Drive		172-06-0A-065.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **I/we Zach Zemenick a/k/a Zachary Andrew Zemenick and wife, Isabel Rzezniczek,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Juliana Reed Swanson and Adam Victor Swanson, wife and husband**, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Land in Davidson County, Tennessee, being Lot No. 75, on the plan of Mountain View, Section Two, of record in Plat Book 9700, Pages 656 and 657, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Zach Zemenick and wife, Isabel Rzezniczek by Warranty Deed from Joseph H. Artiles and wife, Caryn C. Artiles, dated 05/05/2015, of record in **Instrument No. 20150507-0041757** Register's Office for Davidson County, Tennessee.

This Conveyance is subject to:

SEE EXHIBIT "B" FOR EXCEPTIONS.

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, (6) other matters of public record, and (7) subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

unimproved ☐

This is improved ☒ 5225 Whispering Valley Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2484972
Warranty Deed TN

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 18 day of January, 2026.

Zachary Andrew Zemenick

Isabel Rzezniczek

State of GA
County of COBB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Zachary Andrew Zemenick**, 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 18 day of January, 2025.

Notary Public:
My Commission Expires: 04/19/2026

ARLETH DIAZ NOTARY PUBLIC EXPIRES GEORGIA APR 19, 2026 COBB COUNTY

State of GA
County of Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Isabel Rzezniczek**, 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 18 day of January, 2025.

Notary Public:
My Commission Expires: 04/19/2026

ARLETH DIAZ NOTARY PUBLIC EXPIRES GEORGIA APR 19, 2026 COBB COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 75, on the plan of Mountain View, Section Two, of record in Plat Book 9700, Pages 656 and 657, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

EXHIBIT "B"

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Restrictions upon the use of the premises not appearing in the chain of title to the land.

8. Taxes for 2025 and subsequent years, a lien not yet due and payable.

9. All matters shown on the plat of record in Plat Book 9700, Pages 656 and 657, in the Register's Office for Davidson County, Tennessee.

10. Covenants, conditions, easements and restrictions recorded in Book 10053, Page 239, and Book 10496, Page 311, and Supplemental Declaration recorded in Book 10919, Page 327, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

11. Quitclaim Deed to the Homeowner's Association recorded in Book 10929, Page 984, Book 10929, Page 987, and Instrument No. 20110421-0030899, in the Register's Office for Davidson County, Tennessee.

12. Notice of Completion recorded in Book 11439, Page 584, in the Register's Office for Davidson County, Tennessee.

13. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 January 18, 2026

Affiant Signature

1/18/2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 18 day of January, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY