WARRANTY DEED

Karen Johnson Davidson County
Batch# 1411486 DEEDWARR
04/24/2026 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,042.40
20260424-0035559

G-ORE-26-111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott R. Sweitzer and Kristina Sweitzer	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	**118-06-0D-009.00-CO**
67 Dream Lake Drive	**9311 San Pedro Ave, Ste 100**	
(ADDRESS)	(ADDRESS)	
Madison, CT 06443	**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, **BRITTANY FUSON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT R. SWEITZER AND KRISTINA SWEITZER, A MARRIED COUPLE,** 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:

Land in Davidson County, Tennessee, being Unit No. 9, Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Instrument Number 20110224-0015356, amended in Instrument Number 20110311-0019705, corrected in Instrument No. 20110531-0041215, further amended in Instrument No. 20120508-0039773, Instrument No. 20120921-0086162 and Instrument No. 20130306-0022201 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brittany Fuson, a single person by Warranty Deed from Eric J. Rellinger and Brandiann Rellinger, husband and wife of record in Instrument No. 20190604-0052777 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 04, 2019.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20110208-0011108, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record attached as Exhibit B to the Declaration of Gale Park Single Family Homes recorded as Instrument Number 20120921-0086162, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Gale Park Single Family Homes, a Condominium, of record in Instrument No. 20110224-0015356, as corrected by affidavit in Instrument No. 20110531-0041215 and amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, Instrument No. 20130306-0022201 and Instrument No. 20200327-0033394 and amended in Instrument No. 20250429-0032834, Register's Office for Davidson County, Tennessee.
- Charter for Gale Park Single-Family Homes Homeowners Association, Inc., of record in Instrument Number 20110510-0035846, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Gale Park Master Condominium of record in Instrument No. 20110224-0015350, amended in Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, and Instrument No. 20120921-0086161, Instrument No. 20130306-0022200 and Instrument No. 20131230-0130919, Register's Office for Davidson County, Tennessee.
- Charter for Gale Park Owners' Association, Inc., of record in Instrument Number 20110510-0035847, in the Register's Office for Davidson County, Tennessee.
- Private Stormwater Management Facilities of record in Instrument Number 20100810-0063194, in the Register's Office for DavidsonCounty, Tennessee.
- Slope and grading easement in favor of Siloam Family Health Center, a Tennessee non profit corporation record in Instrument Number 20041108-0134230, in the Register's Office for Davidson County, Tennessee.

• Reciprocal easement agreement of record in Book 9237, Page 452 amended in Instrument No. 20000317-0027643, in the Register's Office for Davidson County, Tennessee.
• Site Development Agreement of record in Book 9237, Page 425, in the Register's Office for Davidson County, Tennessee.
• Sewer Easement of record in Book 3401, Page 167, in the Register's Office for Davidson County, Tennessee.
• Access easement of record in Book 5081, Page 499 and Book 2784, page 394, in the Register's Office for Davidson County, Tennessee.
• Drainage easement of record in Book 4057, Page 236, in the Register's Office for Davidson County, Tennessee.
• Drainage, detention and sign easement of record in Book 9237, Page 382, in the Register's Office for Davidson County, Tennessee.
• Reserve easement and restriction agreement of record in Book 9237, Page 495, in the Register's Office for Davidson County, Tennessee.
• Sanitary sewer easement of record in Book 10131, Page 935, in the Register's Office for Davidson County, Tennessee.
• Water Main easement of record in Book 10131, Page 939, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 10184, Page 201, Book 10184, Page 857 and Book 10184, Page 657, in the Register's Office for Davidson County, Tennessee.
• Memorandum of Lease of record in Book 8246, Page 227, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **111 Gale Park Lane, Nashville, Tennessee 37204**.

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 23rd DAY OF APRIL, 2026.

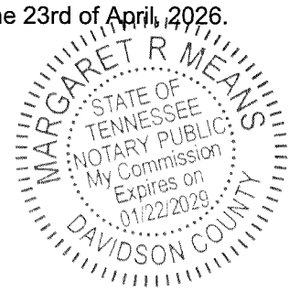
Brittany Fuson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITTANY FUSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 23 day of April, 2026.

Affiant Signature

Date 4.23.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

