Karen Johnson Davidson County
Batch# 1419372 DEEDWARR
05/12/2026 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260512-0042697

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454332**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 11th day of May, 2026. Notary Public My Commission Expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Fehmideh Swaleh 8300 Sawyer Brown Road, Unit E308 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-05-0B-032.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dan B. Coleman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fehmideh Swaleh, A Married Woman as her sole and separate property,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. E-308-C, together with the carport designated M-301-C, of River Plantation, Section 3, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, pages 75, 76, and 77, amended in Book 4675, pages 103, 104, and 105, Register's office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium established by Master Deed of record in Book 4784, page 464, amended in Book 5785, page 180 and Book 5840, page 663, said Register's Office.

Being the same property conveyed to DAN B. COLEMAN AND WIFE, BARBARA H. COLEMAN, by deed from JOHN R. BANDY AND WIFE, DOROTHY B. BANDY, of record in Book 5363, page 188, dated November 9, 1978, said Register's Office.

Barbara H. Coleman having since died September 27, 2016, said Register's Office leaving Dan B. Coleman the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 142-05-0B-032.00 CO.

Matters shown on the Plan of record in Plat Book 4675, pages 75-77 amended in Plat Book 4675, pages 103-105, said Register's Office.

Master Deed of record in Book 4784, page 464, amended in Book 5785 page 180 and in Book 5840, page 663, said Register's Office.

Amended By-Laws of record in Instrument No. 20200729-0083523, said Register's Office.
of Easement of record in Instrument No. 20121114-0104719, said Register's Office.

This is improved property located at 8300 Sawyer Brown Road, Unit E308 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of May, 2026.

Dan B. Coleman

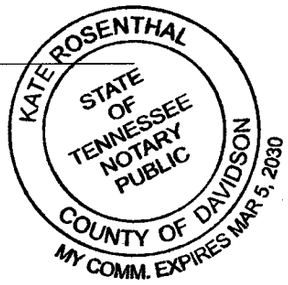
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 11th day of May, 2026.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 5/11/26. (date of document).

Affiant Signature

5/12/26
Date

State of Tennessee

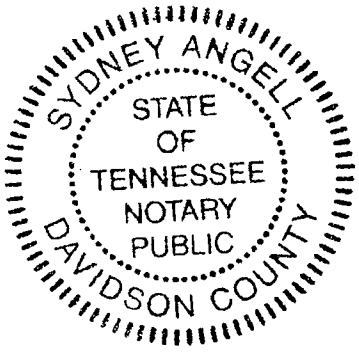
County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



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