WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

G-ORE-26-2929-A16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE
Davidson County

Karen Johnson
Batch # 1426862
06/01/2026 10:57:34 AM
Fees: $13.00 Taxes: $755.73

DEEDWARR
2 pgs

20260601-0049014

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:	
Morgan Christopher Melton		
(NAME)	(NAME)	
2929 Selena Drive #A16	New Owner	**119-14-0A-016.00-CO**
(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 consideration, the receipt of which is hereby acknowledged, **DARLENE OLIVER AND GEORGE W. OLIVER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MORGAN CHRISTOPHER MELTON, UNMARRIED,** 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 certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Unit No. 16, Building A, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed record in Book 5552, Page 732, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to George W. Oliver and Darlene Oliver, husband and wife by Warranty Deed from Megan Godbey, a single woman of record in Instrument No. 20231127-0091478 Register's Office for Davidson County, Tennessee, dated November 27, 2023 and recorded on November 27, 2023.

The execution of this instrument is affected by the signature of George W. Oliver as Attorney-in-Fact for Darlene Oliver, which Power of Attorney is recorded in Instrument Number 20260601-0049013 said Register's Office.

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 in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5552, Page 732, amended in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 909, Page 48, amended in Book 919, Page 393, Book 919, Page 628, Book 928, Page 752, Book 946, Page 252, Book 1001, Page 539, Book 1579, Page 387, and Book 1581, Page 55, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5552, Page 774, amended in Book 6058, Pages 322 and 359, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6092, Page 579, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 3645, Page 9, Book 3822, Page 25, Book 4259, Page 977 and Book 4260, Page 332, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of Bell South Telecommunications of record in Book 11362, Page 523, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 5585, Page 985 and Book 5585, Page 989, 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: **2929 Selena Drive #A16, Nashville, Tennessee 37211**.

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 29th DAY OF MAY, 2026.

Darlene Oliver by George W. Oliver Attorney in Fact

Darlene Oliver by George W. Oliver,
Attorney in Fact

George W. Oliver

George W. Oliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE W. OLIVER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DARLENE OLIVER, and who acknowledged he/she/they executed the same as the free act and deed of the said DARLENE OLIVER.

Witness my hand and official seal, this the 29th of May, 2026.

Notary Public
My Commission Expires: 02.05.30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE W. OLIVER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2026.

Notary Public
My Commission Expires: 02/05/30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212