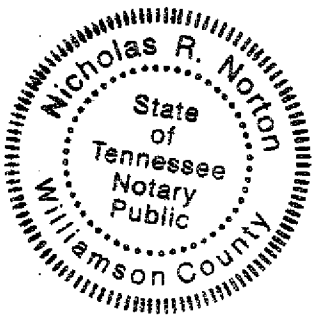
Karen Johnson Davidson County
Batch# 1427262 DEEDWARR
06/02/2026 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260602-0049568

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Caroline Swarm
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2·2·2030
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Caroline Swarm	NEW OWNER	173 09 0A 088.00
(NAME)	(NAME)	
638 Saint Jules Lane	638 Saint Jules Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nicole A. Pearson, a single person**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Caroline Swarm, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 95, on the plan of REVISION ONE, SECTION TWO, LENOX VILLAGE, of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nicole A. Pearson, a single person by Warranty Deed from Jesse Elijah Busby, a married man joined by wife Katie Smith, of record in Instrument No. 20230728-0058350, in the Register's Office of Davidson County, Tennessee, dated July 27, 2023 and recorded on July 28, 2023.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION ONE, SECTION TWO, LENOX VILLAGE, as recorded in Instrument No. 20020731-0091872.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LENOX VILLAGE of record in Instrument No. 20020315-0032825; 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.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, as amended in Instrument No. 20220228-0022407.
Easement recorded in Instrument No. 20130916-0097049.
Easement for Drainage, recorded in Instrument No. 20150817-0082476.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020408-0042676.
Charter for Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412-0045831.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 638 Saint Jules Lane, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Effective the 13th day of May, 2026.

Nicole A Pearson
Nicole A. Pearson

STATE OF TENNESSEE
COUNTY OF Blount

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Nicole A. Pearson, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2026.

Haley M. Robinson
Notary Public

Printed Name: the undersigned

My Commission Expires: 10/25/2029

HALEY M ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 5/18/26 (date of document).

Michelle W Kendig
Affiant Signature

5/28/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of May, 2026.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

