This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson
Batch # 1442590
07/06/2026 02:16:30 PM
Fees: $13.00 Taxes: $1,517.00

Davidson County
DEEDWARR
2 pgs

20260706-0060646

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-SRN-26-3800-E308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $410,000.00.

Dennis Vincent Higdon
Affiant

Subscribed and sworn before me this the 1st day of July, 2026.

Notary Public
My commission expires: 7/10/29

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dennis Higdon, Trustee, et al 512 Old Hickory Blvd #1714 Nashville, TN 37209	same as NEW OWNERS	142-05-0B 032.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FEHMIDEH SWALEH, AS HER SOLE AND SEPARATE PROPERTY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DENNIS HIGDON AND CYNTHIA FLORENTINO HIGDON TRUST DATED JULY 17, 2025**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, State of Tennessee, being Unit No. E-308, together with the Carport designated No. E-308-C, in River Plantation, Section Three, A Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Fehmideh Swaleh, a married woman as her sole and separate property, by Warranty Deed dated 05/11/2026, from Dan B. Coleman, unmarried, of record in Instrument No. 20260512-0042697, as corrected in Instrument No. 20260626-0057810, Register's Office for said County.

Property is not primary residence of the Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8300 Sawyer Brown Road #E308, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1st day of July, 2026.

Fehmideh Swaleh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fehmideh Swaleh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2026.

My commission expires:

9-7-26

Notary Public

