THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454287

Karen Johnson Davidson County
Batch # 1448189 DEEDWARR
07/17/2026 09:23:48 AM 3 pgs
Fees: $18.00 Taxes: $1,812.63

20260717-0064784

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $489,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2026.

Notary Public
My Commission Expires:

ABIGAIL NOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Randy W. McDonough 1212 Demonbreun Street #1203 Nashville TN 37203	New Owner	Tax Parcel ID No. 093 09 0G 102.00

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, **Stephen D. Swords III and Wendy Swords, husband and wife, as tenants by entirety** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Randy W. McDonough,** unmarried, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Unit 1203 as established by the Declaration of Condominium Regime for THE PULLMAN CONDOMINIUMS (A Condominium Community in Davidson County, Tennessee), of record as Instrument No. 20240715-0053179 and being amendments recorded in Instrument No. 20240815-0062454; Instrument No. 20250530-0042561; Instrument No. 20250808-0062959 and Instrument No. 20250902-0069899 and Assignment of Parking recorded in Instrument No. 20240917-0071667, Register's Office of Davidson County, Tennessee (the "Declaration"), to which reference is hereby made for a more complete description, together with easements appurtenant to said unit, and an undivided percentage interest in the common elements allocated to said unit, as set forth in said Declaration.

Being the same property conveyed to Stephen D. Swords III and Wendy Swords as Tenants by the Entirety, by Special Warranty Deed from Nashville Gulch PII JV Holdings, a Delaware general partnership, of record in Instrument No. 20240917-0071668, in the Register's Office of Davidson County, Tennessee, dated August 14, 2024, and recorded on September 17, 2024.

Being part of the same property conveyed to Nashville Gulch PII JV Holdings, a Delaware general partnership, by Special Warranty Deed from 12D Nashville Land Partners, LP, a Delaware limited partnership, of record in Instrument No. 20220216-0018086, in the Register's Office of Davidson County, Tennessee, dated February 09, 2022, and recorded on February 16, 2022.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE PULLMAN CONDOMINIUMS of record in Instrument No. 20240715-0053179 and being amendments recorded in Instrument No. 20240815-0062454; Instrument No. 20250530-0042561; Instrument No. 20250808-0062959 and Instrument No. 20250902-0069899 and Assignment of Parking recorded in Instrument No. 20240916-0071598; 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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GULCH UNION MASTER Condominium of record in Instrument No. 20180802-0075851; being amended in Instrument No. 20181030-0107529; Instrument No. 20211228-0170673; Instrument No. 20240508-0033897; Instrument No. 20251023-0084604 and Amended and Restated in Instrument No. 20251023-0084605; Partial Termination of Declarant Rights in Instrument No. 20220216-0018085 and Assignment of Bonus Height Program Benefits in Instrument No. 20220408-0041388; 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. 20240715-0053179.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20120411-0031092 and amended in Instrument No. 20180405-0032256.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument Nos. 20160209-0012564; 20160209-0012565; 20160209-0012566 and 20160209-0012567.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for stormwater facilities and systems recorded in Instrument No. 20211105-0148518.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20220203-0012995.

Easement for Demonbreun Temporary Construction and Egress, recorded in Instrument No. 20180802-0075852 and Amended and Restated in Instrument No. 20211228-0170674.

Easement for Air Rights and Access, recorded in Instrument No. 20211228-0170675.

Easement for Temporary Crane Swing, recorded in Instrument No. 20230601-0041372.

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20220613-0067072 and Instrument No. 20220613-0067073.

Charter for Gulch Union Master Condominium Association, Inc. recorded in Instrument No. 20180802-0075998.

Charter for The Pullman Condominium Community, Inc. recorded in Instrument No. 20240716 0053213.

An Ordinance Approving the Arts Center Redevelopment Plan of record in Book 10965, Page 404, as amended in Book 11625, Page 252, Instrument Nos. 20020715-0084598; 20130903-0092714; 20130903-0092715 and 20140410-0030060.

Conditions as set out in the Quitclaim Deed as recorded in Instrument No. 20060731-0092178.

This is improved property located at 1212 Demonbreun Street #1203 Nashville TN 37203

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 15th day of July, 2026.

Stephen D. Swords III

Wendy Swords

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen D. Swords III and Wendy Swords, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2026.

Shira Kingrey

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC STATE OF TENNESSEE

Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029

Certificate of Authenticity

I, Shira Kingrey, 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 July 15, 2026.

Date

Affiant Signature

07/15/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of July, 2026.

Notary's Signature

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

My Commission Expires: 03/20/2028

Date

Notary's Seal (if on paper)