Karen Johnson
Batch # 1456063
08/06/2026 09:12:43 AM
Fees: $13.00 Taxes: $1,443.00
Davidson County
DEEDWARR
2 pgs
20260806-0072333

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755262**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Rachel A. Ruttledge Affiant Subscribed and sworn to before me, this 5th day of August, 2026. Notary Public My Commission Expires: 8/30/28

CALLIE HODGES
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

Address New Owner: Bjorn Svedin and Janet Svedin 940 Gale Lane, 149 Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 05 0A 004.00

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, **William H. Arthur, married and William R. Arthur, Jr. and Mimi B. Arthur, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bjorn Svedin and Janet Svedin, husband and wife**, ("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, being Building 1, Apartment A, REVISED ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Plat Book 4460, Page 186, amended in Instrument No. 20031107-0163683, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William H. Arthur, Single Man, William R. Arthur, Jr. and wife, Mimi B. Arthur, by Warranty Deed from Amanda Williams and husband, David Williams, of record in Instrument No. 20090723-0069257, in the Register's Office of Davidson County, Tennessee, dated July 20, 2009 and recorded on July 23, 2009.

Amber Arthur joins in this instrument to convey any and all interest in said property, marital, or otherwise.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED ST. MARTIN SQUARE, as recorded in Plat Book 4460, Page(s) 186 and being amended in Instrument No. 20031107-0163683.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ST. MARTIN SQUARE, as recorded in Plat Book 4460, Page 87.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4611, Page 682, and being amended in Book 4710, Page 244; Instrument No. 20031107-0163683; Instrument No. 20231025-0083428 and Instrument No. 20231025-0083429, and Amended and Restated in Instrument No. 19991230-0308948, and Agreement and Absolute Assignment of Income recorded in Instrument No. 20161122-0123349; as assigned by Assignment of Absolute Assignment to Savings Institute Bank and Trust Company recorded November 12, 2019 as Instrument No. 20191112-0116040.

Charter for St. Martin Square Association recorded as Book 4611, Page 674, and being amended in Book 4711, Page 48 and Instrument No. 20031107-0163682.

Charter for St. Martin Square Condominium Owners Association, Inc. recorded as Instrument No. 20060217-0019487.

By Laws for St. Martin Square Association recorded as Book 4611, Page 692.

Common Open Space Deed recorded as Book 4710, Page 602.

This is improved property located at 940 Gale Lane, 149 Nashville TN 37204

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 5th day of August, 2026.

William H. Arthur

William R. Arthur, Jr.

Mimi B. Arthur

Amber Arthur by: William H Arthur, Attorney in Fact
Amber Arthur
By: William H. Arthur, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William H. Arthur, and William R. Arthur, Jr. and Mimi B. Arthur, 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 5th day of August, 2026.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Arthur, 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, and who further acknowledged that he is the Attorney-in-Fact for Amber Arthur and that he is authorized by Amber Arthur to execute this instrument on her behalf.

WITNESS my hand, at office, this 5th day of August, 2026.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029