WARRANTY DEED

Karen Johnson Davidson County
Batch# 1456874 DEEDWARR
08/10/2026 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20260810-0073552

File #26-TL-0117-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF August, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shannon Philo and Mark Steven Swartz, Jr.	**CMG Mortgage, Inc. dba CMG Home Loans**	
(NAME)	(NAME)	
117 Rosebank Avenue	**3160 Crow Canyon Road, Ste 400**	**083 03 0A 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**San Ramon, CA 94583**	
(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,

MICHAEL EDGAR ANDERSON, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SHANNON PHILO AND MARK STEVEN SWARTZ, JR., WIFE AND HUSBAND,

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 unit located in Davidson County, Tennessee, being known and designated as Unit No. B of THE 111 ROSEBANK AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE 111 ROSEBANK AVENUE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20080206-0012479 and Scrivener's Affidavit Recorded in Instrument No. 20080213-0014519, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Micheal Edgar Anderson, an unmarried man, by Warranty Deed from Kacey Crosthwait, unmarried, of record in Instrument No. 20200731-0084551, in the Register's Office of Davidson County, Tennessee, dated July 29, 2020, and recorded on July 31, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGE C. WATERS ADDITION TO NASHVILLE, as recorded in Plat Book 161, Page 141.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 5, GEORGE C. WATERS ADDITION TO NASHVILLE, as recorded in Instrument No. 20071113-0133006.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080206-0012479 and Scrivener's Affidavit Recorded in Instrument No. 20080213-0014519.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **117 Rosebank Avenue, Nashville, TN 37206**.

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 6th day of August, 2026.

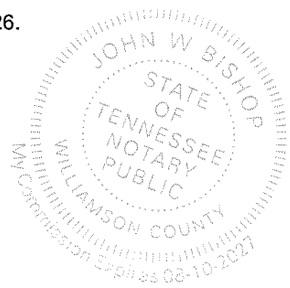
Michael Edgar Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2026, before me personally appeared Michael Edgar Anderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, **Tammy Carney,** 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 this the 6th day of August, 2026.

Affiant Signature

Date 8.6.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027