THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 629887 DEEDWARR
05/06/2021 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20210506-0060746

STATE OF ~~TENNESSEE~~ Utah
COUNTY OF Salt Lake

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,250,000.00**.

A. A. Wolf, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 12/10/2023

(AFFIX SEAL)

ANDREW JEFFREY WALTERS
Notary Public - State of Utah
Commission # 709587
My Commission Expires
December 10, 2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	~~MAP-PARCEL NUMBERS~~
Lauren Elaine Swanson Christopher Paul Shockley	KeyBank National Association	MAP 093-13-0W
1408 Sigler Street	127 Public Square	PARCEL 001.00-CO
Nashville, TN 37203	Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **A. A. Wolf, Trustee of the Raven of Chota Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Elaine Swanson and Christopher Paul Shockley, wife and husband**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County. Tennessee being unit 1408 of the 1408 and 1410 Sigler Street Townhomes, a Horizontal Property Regime with private elements as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160706-0069290, Register's Office of Davidson County. Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to A. A Wolf, Trustee of the Raven of Chota Trust by Quitclaim deed from B. B. Khulman, Trustee of the MXFL24P Land Trust of record in Instrument No. 20201116-0134807 Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on November 16, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **1408 Sigler Street, Nashville, TN 37203.**

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.

Witness my hand( ) this the 29th day of April, 2021.

the Raven of Chota Trust

BY: A. A. Wolf Trustee
A. A. Wolf, Trustee

STATE OF Utah
COUNTY OF Salt Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. A. Wolf** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **the Raven of Chota Trust** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **A. A. Wolf** as such **Trustees**.

Witness my hand and official seal this the 29th day of April, 2021.

My Commission expires 12/10/2023

Notary Public

ANDREW JEFFREY WALTERS
Notary Public - State of Utah
Commission # 709587
My Commission Expires
December 10, 2023

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM