WARRANTY DEED

Karen Johnson Davidson County
Batch# 1375667 DEEDWARR
02/04/2026 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20260204-0007778

File No. BC-25-574

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle B. Trafton and Amanda Trafton	New Owner	
(NAME)	(NAME)	161-09-0-025.00
5428 Wakefield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, I, **CHRISTINE L. O'CONNOR, TRUSTEE OF THE CHRISTINE L. O'CONNOR LIVING TRUST DATED NOVEMBER 13, 2007**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLE B. TRAFTON AND AMANDA TRAFTON**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 85 on the Plan of Hillview Estates of record in Book 3600, Page 89, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christine L. O'Connor, Trustee of The Christine L. O'Connor Living Trust by Warranty Deed from Keith W. Gaither, and Victoria L. Gaither, husband and wife of record in Instrument No. 20240516-0036511 Register's Office for Davidson County, Tennessee, dated April 16, 2024 and recorded on May 16, 2024.

This is property more commonly known as 5428 Wakefield Drive, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 29th day of January, 2026.

Christine L. O'Connor Living Trust dated November 13, 2007

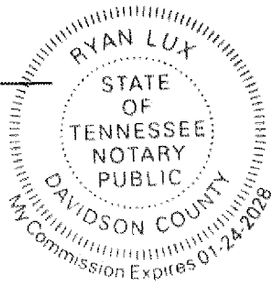
By: _____
Christine L. O'Connor, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2026, before me personally appeared Christine L. O'Connor, Trustee of Christine L O'Connor Living Trust dated November 13, 2007, 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 29th day of January, 2026.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Lux, 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 **January 29, 2026**.

Date

Affiant Signature

01/29/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29th** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

