WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-EXP-26-415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $618,000.00.

A Sigg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Austin E. Sigg	**Lending Hand Mortgage, LLC**	
(NAME)	(NAME)	**083-06-0-339.00**
415 N 16th St.	**510 Lentz Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Madison, TN 37115**	
(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, **ALEXANDER K. SIGG AND WIFE, LANA GAYLE SIGG,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTIN E. SIGG, A SINGLE MAN,** 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:

Land in Davidson County, Tennessee, being Lots No. 249 and 250 and the Westerly parts of Lots Nos. 247 and 248 on the Plan of the Map of McEwen Place, as of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Southeast corner of McEwen Avenue and 16th Street, North, formerly Hickman Avenue; thence Southwardly with the Easterly margin of North 16th Street, 60.0 feet to the Northwest corner of Lot No. 251; thence Eastwardly, with the line between Lots Nos. 250 and 251, 170.0 feet, more or less, to the Southwest corner of a part of said Lot No. 247 conveyed to J. D. Stone and wife, to Vina Demonbreum, by deed of record in Book 539, page 554, said Register's Office; thence Northwardly with her Westerly line, 60.0 feet to McEwen Avenue; thence Westwardly with the Southerly margin of McEwen Avenue, 171.0 feet to the beginning.

Being the same property conveyed to Alexander K. Sigg and Wife, Lana Gayle Sigg by Warranty Deed from Vick Smith and wife, Ruth C. Smith of record in Book 10562, Page 687, Register's Office for Davidson County, Tennessee, dated August 07, 1997 and recorded on August 08, 1997.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 635, Page 715 and Book 489, Page 415, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement of record in Book 8177, Page 910 and Book 8177, Page 919, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **415 N 16th St., Nashville, Tennessee 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.

Karen Johnson Davidson County
Batch # 1382597 DEEDWARR
02/18/2026 02:16:00 PM 2 pgs
Fees: $13.00 Taxes: $2,286.60
20260218-0012958

Witness my/our hand(s) this the 13th DAY OF FEBRUARY, 2026.

Alexander K. Sigg

Lana Gayle Sigg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDER K. SIGG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of February, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANA GAYLE SIGG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of February, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212