Karen Johnson Davidson County
Batch# 1382713 DEEDWARR
02/19/2026 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20260219-0013135

PERSONALLY APPEARED BEFORE ME STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE COUNTY OF Rutherford THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 510,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF February, 2026. Notary Public MY COMMISSION EXPIRES: 4-19-2027 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caitlyn D. Green	Capital City Home Loans, LLC	
(NAME)	(NAME)	
2044 Edison Park Lane	50 Chastain Center Blvd.	091-02-4W-072.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Kennesaw, GA 30144	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Tyler McSweeney and Kellen McSweeney, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Caitlyn D. Green, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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 No. 72, on the plan of Edison Park Nashville, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673, Instrument 20210618-0082869, and Instrument 20221020-0114277, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Tyler McSweeney and Kellen McSweeney, husband and wife by Warranty Deed from Toll Southeast LP Company, Inc., a Delaware Corporation, dated 05/19/2022, of record in Instrument No. 20220527-0061682, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2044 Edison Park Lane, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2542160
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 5 day of March, 2025.

Tyler McSweeney

Kellen McSweeney

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tyler McSweeney**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this .

Notary Public: Kimberly Kronick-Worrall

My Commission Expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kellen McSweeney**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this .

Notary Public: Kimberly Kronick-Worrall

My Commission Expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

File No.: 2542160
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

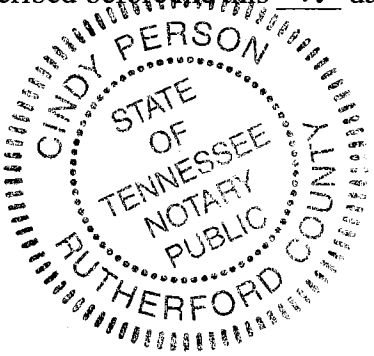
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-17-2026.

A R Steelman
Affiant Signature

2-18-2026
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 18 day of February, 2026.



Cindy Person
Notary Public

(SEAL)

My Commission Expires: 4-19-2027

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