Karen Johnson Davidson County
Batch# 1386496 DEEDWARR
02/27/2026 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20260227-0015651

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $599,000.00. Affiant Subscribed and sworn to before me, this the 17th day of February, 2026. Carmen Coats Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
		082-03-0-389.00
Nicholas Vincent Caporale and Amanda Nicole Caporale	MORTGAGE COUNTRY, LLC	
1014 Lischey Avenue	1 WALNUT GROVE DR	
Nashville, TN 37207	HORSHAM, PA 19044	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **SAMANTHA SHEA SINGER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS VINCENT CAPORALE AND AMANDA NICOLE CAPORALE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 8 on the Plan of Sharpe and Horns 1st Addition (erroneously referenced as Sharps and Horn's First Addition in the prior deed) to Northeast Nashville of record in Book 57, Page 152, Registers Office for Davidson County, Tennessee as follows:

Said Lot Number 8 fronts 50 feet on The Westerly side of Lischey Avenue and North fourth Street, and runs Back between Parallel Lines, 153 feet more or less, to an Alley.

Being the same property conveyed to Samantha Shea Singer, an unmarried woman, and Timothy Adam Swafford, an unmarried man, as tenants in common with rights of Survivorship by Warranty Deed from Chris Hurd, married of record in Instrument No. 20120502-0037509 Register's Office for Davidson County, Tennessee, dated April 30, 2012 and recorded on May 02, 2012.

Being the same property conveyed to Samantha Shea Singer, an unmarried woman by Quit Claim Deed from Samantha Shea Singer, an unmarried woman, and Timothy Adam Swafford, an unmarried man, as tenants in common with rights of Survivorship of record in Instrument No. 20220328-0035081 Register's Office for Davidson County, Tennessee, dated March 10, 2022 and recorded on March 28, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1014 Lischey Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of February, 2026.

Samantha Shea Singer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 17th day of February, 2026.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 17, 2026

Affiant Signature

25th day of February, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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