Karen Johnson Davidson County
Batch# 1386549 DEEDWARR
02/27/2026 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $984.20
20260227-0015712

THIS INSTRUMENT PREPARED BY:
Red Shoe Title, Inc.
625 S. Church St., Suite B
Murfreesboro, TN 37130
Ph.: 615-796-5478
Fax: 615-821-0717

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

STATE OF TENNESSEE)
COUNTY OF ~~RUTHERFORD~~) ss
Williamson

The actual consideration for this transfer is $266,000.00.

Ethan Swiggart
Affiant

Subscribed and sworn to before me on this 26th day of February, 2026.

Notary Public

My Commission Expires: 11-25-2028

WARRANTY DEED

ADDRESS OF NEW OWNERS:
Ethan Swiggart
726 Cameo Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.
119-12-0-039.00

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Melanie Proctor, an unmarried woman,** (hereinafter "Grantor(s)") has/have bargained and sold, and by these presents do(es) transfer and convey unto **Ethan Swiggart, an unmarried man,** (hereinafter "Grantee(s)"), their heirs and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

Land in Davidson County, Tennessee, being Lot No. 30, on the plan of Battlewood, Section One, of record in Plat Book 1835, Page 31, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Melanie Proctor by Warranty Deed from Gladys Mize Miller, dated 08/30/11, of record in Instrument No. 20110901-0067764, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all matters and all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property located at 726 Cameo Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee(s), heirs and assigns, forever; and Grantor(s) do(es) covenant with said Grantee(s) that Grantor(s) is/are lawfully seized and possessed of said land in fee simple, has/have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor(s) do(es) further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 26th day of February, 2026.

Melanie Proctor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melanie Proctor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged they executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal, at office, this 26th day of February, 2026.

NOTARY PUBLIC

My Commission Expires: 08/21/27

JOSHUA A. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 2-26-2026.

Date

Affiant Signature

2-26-2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of Feb., 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

