Prepared by:
Record and Return To:
Chapman and Rosenthal Title
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353643

Karen Johnson Davidson County
Batch # 1404304 DEEDWARR
04/10/2026 09:48:02 AM 2 pgs
Fees: $13.00 Taxes: $5,124.13
20260410-0029154

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,384,900.00

Affiant

Subscribed and sworn to before me, this 8th day of April, 2026.

Notary Public
My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-29-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jackson Siktberg and Laura Siktberg 2708 Natchez Trace Nashville TN 37212	New Owner	Tax Parcel ID No. 104 15 0 379.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin Southard and Megan Southard, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jackson Siktberg and Laura Siktberg, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 of the MAP OF E.C. SURUGGS SUBDIVISION BEING A SUBDIVISION OF LOT 24 BELAIR Plan of record in Plat Book 547, Page 171, in the 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 Benjamin Southard and Megan Southard, husband and wife, by Warranty deed from Wendy Oakes Wilhelm, an unmarried woman, of record in Instrument No. 20210920-0125698, in the Register's Office of Davidson County, Tennessee, dated September 17, 2021 and recorded on September 20, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF E.C. SURUGGS SUBDIVISION BEING A SUBDIVISION OF LOT 24 BELAIR, as recorded in Plat Book 547, Page(s) 171.

Easement for Driveway Purposes, recorded in Instrument No. 20070712-0083055.

This is improved property located at 2708 Natchez Trace Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of April, 2026.

Benjamin Southard

Megan Southard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin Southard and Megan Southard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2026.

Notary Public
My Commission Expires: _____

