Warranty Deed

Karen Johnson Batch # 1404818 04/13/2026 10:05 AM Fees: $13.00 Taxes: $1,618.75 20260413-0029919 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $437,500.00 Affiant Subscribed and sworn to before me, this the 10th day of April, 2026. Notary Public My commission expires: 05/08/28 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 05-08-2028

Return to: **Rudy Title and Escrow, LLC** **2012 21st Avenue South** **Nashville, TN 37212** FILE #: G-BR-26-2914	**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: Patrick S. Sweeney Jennifer Sweeney	Send Tax Bills To: Navy Federal Credit Union	Map/Parcel Numbers 072-11-2F-001.00-CO
1501 Crystal Drive, Apt. 230	820 Follin Lane	
Arlington, VA 22202	Vienna, VA 22180	

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, **ADRIA HALEY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK S. SWEENEY AND JENNIFER SWEENEY, 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 situated in Davidson County, Tennessee, being Unit No. A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2414 Branch Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190513-0044870, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Adria Haley by Warranty deed from John J. Carpenter and Robert T. Carpenter, both unmarried of record in Instrument No. 20070911-0108796 Register's Office for Davidson County, Tennessee, dated September 04, 2007 and recorded on September 11, 2007.

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 2414 Branch Street, Nashville, TN 37216, 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 10th day of April, 2026.

Adria Haley

Adria Haley

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 Adria Haley, 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 10th day of April, 2026.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-29

Notary Public

My Commission Expires: 1·22·29