Karen Johnson Davidson County
Batch# 1405832 DEEDWARR
04/15/2026 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260415-0030789

WARRANTY DEED

File No. PA-26-1377

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 11/14/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ryan Marable and Makayla C. Hyche	SWBC MORTGAGE CORP.	
(NAME) 1101 Harpeth Mill Court	(NAME) 9311 SAN PEDRO #100	142-13-0B-188.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) SAN ANTONIO TX 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Peggy S. Sisk, a widow,**, HEREINAFTER CALLED THE GRANTOR, HA VE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Marable, an unmarried man and Makayla C. Hyche, an unmarried woman, as joint tenants with full rights of surviorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 156 on the Plan of Final Plat of Riverside, Phase 5 A, of record in Instrument No. 20021029-0132412, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Levry J. Sisk and wife, Peggy S. Sisk by Warranty Deed from Rochford Realty & Construction Company of record in Instrument No. 20030812-0115213 Register's Office for Davidson County, Tennessee, dated June 13, 2003 and recorded on August 12, 2003.

***The said Levry J. Sisk having since died on July 16, 2024, thereby vesting ownership to Peggy S. Sisk as surviving tenant by the entirety.**

This is property more commonly known as 1101 Harpeth Mill Court, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand this 14th day of April, 2026.

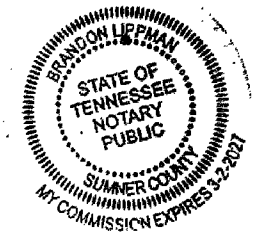
Peggy S. Sisk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2026, before me personally appeared Peggy S. Sisk, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of April, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, Yvette Meldrum, 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 4/14, 2026

Affiant Signature 4/14/2026 Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 14TH day of April, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY