WARRANTY DEED

Karen Johnson Davidson County
Batch# 1405963 DEEDWARR
04/15/2026 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20260415-0030998

File #26-DW-2905-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aubrey Brook Swiger and Richard Carroll Swiger	**Old National Bank**	
(NAME)	(NAME)	**096 10 0 093.00**
2905 Teakwood Drive	**P.O. Box 918**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Evansville, IN 47706**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

KYLE L. FAULKNER AND WIFE, AMELIA FAULKNER,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

AUBREY BROOK SWIGER AND RICHARD CARROLL SWIGER, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 243 on the Plan of CLOVERHILL, SECTION V, of record in Book 2133, Page 88, said Register's Office to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kyle L. Faulkner and Wife, Amelia Faulkner, by Warranty Deed from Alice Olivia Haley, Individually and Executrix of the Estate of Lena Margaret Haley, of record in Instrument No. 20220707-0078177, in the Register's Office for Davidson County, Tennessee, dated July 1, 2022 and recorded on July 7, 2022.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLOVERHILL SECTION NO. V, as recorded in Plat Book 2133, Page(s) 88.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2145, Page 262 and Book 2273, Page 88.
* Easement recorded in Book 2290, Page 538.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2905 Teakwood Drive, Nashville, TN 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 15th day of April, 2026.

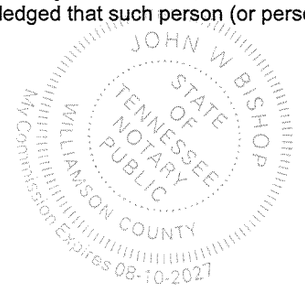
Kyle L. Faulkner

Amelia Faulkner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2026, before me personally appeared Kyle L. Faulkner, 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.

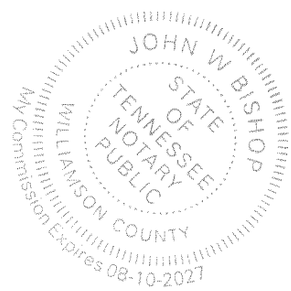
Witness my hand, at office, this 15th day of April, 2026.



Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2026, before me personally appeared Amelia Faulkner, 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 15th day of April, 2026.



Notary Signature
My commission expires:

True Copy Certification

I, **Denise Woods,** 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 this the 15 day of April, 2026.

Denise Woods
Affiant Signature
Date 4-15-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

