Karen Johnson Davidson County
Batch# 1413718 DEEDWARR
04/30/2026 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $13,301.50
20260430-0038315

Warranty Deed

KATHERINE COOPER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/02/2029 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1595,000.00. Affiant Subscribed and sworn to before me, this the 27th day of April, 2026. Notary Public My commission expires: 07/02/29

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:	Send Tax Bills To:	Map/Parcel Numbers:
McGugan Joint Revocable Trust	NEW OWNER	104-11-0-157.00
2606 Barton Avenue		
Nashville, TN 37212		

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, **BRIAN S. SHELTON, TRUSTEE OF THE 2606 BARTON TRUST DATED MAY 16, 2018**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN McGUGAN AND KATHERINE SCHNEEBERGER McGUGAN, CO-TRUSTEES OF THE McGUGAN JOINT REVOCABLE TRUST DATED APRIL 21, 2026**, 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 in Davidson County, Tennessee, being Lot No. (s) 37 and 38 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Plat Book 421, Page 7, 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 Brian S. Shelton, Trustee of The 2606 Barton Trust by Warranty Deed from Timothy B. Shaw, unmarried, and Sage Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20180521-0048638 Register's Office for Davidson County, Tennessee, dated May 21, 2018 and recorded on May 18, 2018.

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 2606 Barton Avenue, Nashville, TN 37212, 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 27th day of April, 2026.

The 2606 Barton Trust dated May 16, 2018

By: _____ Trustee
Brian S. Shelton, Trustee

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 Brian S. Shelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The 2606 Barton Trust dated May 16, 2018 , and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 27th day of April, 2026.

_____
Notary Public

My Commission Expires:
06/20/2027

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 04/27/2026.

John Cobb Rochford

Date: 04/27/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 04/27/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29