Karen Johnson Davidson County
Batch# 1442678 DEEDWARR
07/06/2026 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260706-0060774

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2026.

Notary Public
MY COMMISSION EXPIRES: 3/22/2030
File No. G26-26198

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2030

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Micah Olson and Alexys Marie Ahn (NAME)	NA (Representing seller) (NAME)	072-06-0-344.00
1219 McGavock St. (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **David Swanger and Linda Swanger, husband and wife, and Joshua Swanger, married, as tenants in common with rights of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Micah Olson and Alexys Marie Ahn, husband and wife**, HEREINAFTER CALLED THE GRANTEES, 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 the easterly half of Lot No. 44 on the plan of KENMORE PLACE, as shown by plat of record in Plat Book 332, Pages 32 and 33, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said easterly one-half of Lot No. 44 fronts 50 feet on the northerly side of Maxey Lane (now known as McGavock Pike) and runs back between parallel lines 250 feet to a dead line.

BEING the same property conveyed to David Swanger and Linda Swanger, husband and wife, and Joshua Swanger, married, as tenants in common with rights of survivorship, by Warranty Deed from Evelyn P. Duffield, Trustee of the Evelyn P. Duffield Revocable Living Trust, Dated July 10, 2000, said Warranty Deed being dated November 30, 2016 and recorded December 2, 2016 in Instrument No. 20161202-0126905, Register's Office for Davidson County, Tennessee.

This is not the marital residence of the Grantor herein.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1219 McGavock Pike, Nashville, TN 37216.

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. Whenever 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 30th day of June, 2026.

David Swanger

Linda Swanger

Joshua Swanger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2026, before me personally appeared David Swanger, Linda Swanger, and Joshua Swanger, 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 30th day of June, 2026.

Notary Signature
My commission expires: 12/24/29

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/30/24 (date of document).

Connie Taylor
Affiant Signature

6/30/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.24

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY