This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-9488-TM

Karen Johnson Davidson County
Batch# 1443252 DEEDWARR
07/08/2026 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,616.90
20260708-0061546

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $437,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2026.

Notary Public
My Commission Expires: 7/23/26

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Melissa Hope Swain and Tucker Standefer Shofner 1232 Reelfoot Circle Nashville, TN 37214	FirstBank 722 Columbia Avenue Franklin, TN 37064	109 05 0 005.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Tyler Austin Manning, unmarried** (individually and/or collectively, "Grantor"), transfer and convey unto **Melissa Hope Swain, and Tucker Standefer Shofner, both unmarried, as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), 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. 99 on the plat of REELFOOT SUBDIVISION, SECTION 2, of record in Plat Book 5200, Page 727, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Tyler Austin Manning, unmarried, by Warranty Deed from Sandra Ruch, an unmarried woman, of record in Instrument No. 20250429-0032835, in the Register's Office of Davidson County, Tennessee, dated April 25, 2025 and recorded on April 29, 2025.

Being the same property conveyed to Sandra Ruch, a married woman, by Warranty Deed from Harold L. Champion, a married man, of record in Instrument No. 20190507-0042677, in the Register's Office of Davidson County, Tennessee, dated May 02, 2019 and recorded on May 07, 2019.

This is improved property located at: **1232 Reelfoot Circle, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2026.

GRANTOR:

Tyler Austin Manning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tyler Austin Manning, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of July, 2026.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **July 7, 2026**.

Affiant Signature

07/07/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 7, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY