Karen Johnson Davidson County
Batch# 1455496 DEEDWARR
08/04/2026 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,113.70
20260804-0071505

WARRANTY DEED

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

File No. CR-26-3303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(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
Markie Gilday and Matthew Petty	SWBC Mortgage Corporation	
(NAME)	(NAME)	043-13-0-363.00
244 Elm Street	9311 San Pedro Avenue, Suite 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Antonio, TX 78216	
(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, **Lucas Glenney Tegtmeier, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Markie L. Gilday, an unmarried woman and Matthew Petty, an unmarried man, as joint tenants with right of survivorship**, 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:

Being Lot No. 23, in Block I on the Plan of Forest Park Subdivision, of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mohammed Boumrar and Caitlin Boumrar, husband and wife by Warranty Deed from Bryan John Dahlhauser, Trustee of the Thomas F. Dahlhauser Trust, a Tennessee Testamentary Trust of record in Instrument No. 20211015-0139014 Register's Office for Davidson County, Tennessee, dated October 05, 2021 and recorded on October 15, 2021.

The said Arthur S. Dahlhauser and Margaret M. Dahlhauser having deceased.

Being the same property conveyed to Lucas Glenney-Tegtmeier, an unmarried man by Warranty Deed from Mohammed Boumrar and Caitlin Boumrar, husband and wife of record in Instrument No. 20240722-0054515 Register's Office for Davidson County, Tennessee, dated July 18, 2024 and recorded on July 22, 2024.

This is property more commonly known as 244 Elm Street, Madison, TN 37115.

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 31st day of July, 2026.

Lucas Glenney Tegtmeier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2026, before me personally appeared Lucas Glenney Tegtmeier, 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 31st day of July, 2026.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

True Copy Certification

I, **Tonya Cherry,** 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 31 day of July, 2026.

Affiant Signature
Date 7/31/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-10-2027