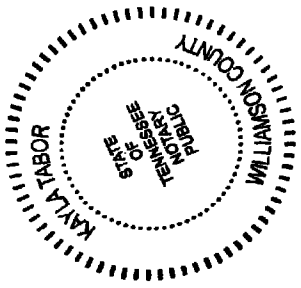
Karen Johnson Davidson County
Batch# 1465307 DEEDWARR
08/31/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $5,420.50
20260831-0080258



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,465,000.00.

Affiant

Subscribed and sworn to before me this 25th day of August, 2026.

Notary Public

My commission expires: 3/28/28

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Thomas O'Connor Caitlin O'Connor	Thomas O'Connor	093-13-0W-001.00-CO
1408 Sigler St	1408 Sigler St	
Nashville, TN 37203	Nashville, TN 37203	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lauren Elaine Swanson and Christopher Paul Shockley, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Thomas O'Connor and Caitlin O'Connor, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County. Tennessee being Unit 1408 of the 1408 and 1410 Sigler Street Townhomes, a Horizontal Property Regime with private elements as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160706-0069290, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lauren Elaine Swanson and Christopher Paul Shockley, wife and husband by Warranty Deed from A. A. Wolf, Trustee of the Raven of Chota Trust of record in Instrument No. 20210506-0060746 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on May 06, 2021.

This is [X] improved [ ] unimproved property known as 1408 Sigler St, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 25th day of August, 2026.

Lauren Elaine Swanson

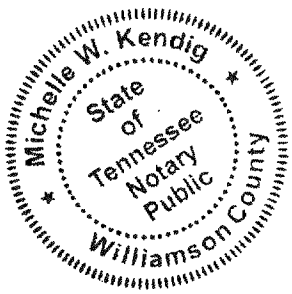
Christopher Paul Shockley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lauren Elaine Swanson and Christopher Paul Shockley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of August, 2026.

Notary Public
My Commission Expires: 9/9/29



Lenders Title Company File No. TN-2604351-7524

Certificate of Authenticity

I, J. Trent Lehman, 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 8/25/26.

Date

Affiant Signature

8/25/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of August, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

