WARRANTY DEED

Karen Johnson Davidson County
Batch# 1470554 DEEDWARR
09/09/2026 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $11,562.50
20260909-0083616

File No. LM-26-3565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2026

Notary Public

MY COMMISSION EXPIRES: 07/03/2028
(AFFIX SEAL)

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 NUMBER
John Byron Calton	Guild Mortgage Company, LLC	
(NAME) 4401 Milesdale Court	(NAME) 2125 8th Avenue South, Suite 102	131-12-0-091.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(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, **Andrew Shiels and Megan Shiels, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Byron Calton, a married man**, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Lealand Heights of record in Plat Book 2330, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Milesdale Drive at the corner of Lots 11 and 12; thence with the line between Lots 11 and 12, Southerly 131 feet to a corner of Lot 10; thence with the line between Lots 10 and 11, Southeasterly 126.45 feet to the Westerly margin of Milesdale Court; thence with the margin of the same Northerly around a slight curve 88.18 feet to a point; and continuing Northerly 92 feet to the beginning of a curve; thence around said curve Northwesterly 31.42 feet to South margin of Milesdale Drive; thence with the margin of the same Westerly 110 feet to the point of beginning.

Being the same property conveyed to Andy Shiels and Megan Shiels, husband and wife by Warranty Deed from TNT Capital LLC, a Tennessee limited liability company of record in Instrument No. 20240212-0009729 Register's Office for Davidson County, Tennessee, dated February 8, 2024 and recorded on February 12, 2024.

This is property more commonly known as 4401 Milesdale Court, Nashville, TN 37204.

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 2nd day of September, 2026.

Andrew Shiels

Megan Shiels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2026, before me personally appeared Andrew Shiels and Megan Shiels, 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 2nd day of September, 2026.

Notary Signature
My commission expires: 07/03/2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 09/02/2026.

Date

Affiant Signature

09/04/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of September, 20 26.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)