WARRANTY DEED

Karen Johnson Davidson County
Batch# 1482830 DEEDWARR
10/09/2026 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20261009-0093084

File No. CR-26-3887

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

AMP
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2026

Christen Rabe
Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN RABE NOTARY PUBLIC STATE OF TENNESSEE 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 NUMBERS
Alexander Norman Schipske & Anna Kathleen Dillard	New Owner	
(NAME) 737 Cottage Park Drive	(NAME)	060-11-0B-064.00-CO
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(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 Sward and Caitlin Sward, husband and wife, and Lynn Claudy, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Norman Schipske and Anna Kathleen Dillard, husband and wife**, 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 Unit 64 Cottage Park, A Horizontal Property Regime with Private Elements, as Established by Declaration of Covenants, Conditions and Restriction, as shown on plat of record in Instrument No. 20151203-0122006, as amended in Instrument No. 20160126-0007567 and Instrument No. 20160928-0102452 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew Sward and Caitlin Sward, husband and wife and Lynn Claudy, a married man by Warranty Deed from D225, LLC, a Tennessee limited liability company of record in Instrument No. 20170808-0081164 Register's Office for Davidson County, Tennessee, dated August 07, 2017 and recorded on August 08, 2017.

This is property more commonly known as 737 Cottage Park Drive, Nashville, TN 37207.

Grantor, Lynn Claudy, warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Andrew Sward executed the foregoing instrument on behalf of Caitlin Sward as pursuant to the executed Power of Attorney, recorded simultaneously herewith in Instrument Number 20261009-0093083 **in Davidson County Register's Office.**

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 1st day of October, 2026.

Andrew Sward

Caitlin Sward by

Caitlin Sward by Andrew Sward, Attorney-In-Fact

Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2026, before me personally appeared **Andrew Sward,** 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 1st day of October, 2026.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2026, before me personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Andrew Sward**, 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 within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Caitlin Sward** and that he is authorized by **Caitlin Sward** to execute this instrument on her behalf.

Witness my hand, at office, this 1st day of October, 2026.

Notary Signature
My commission expires:



Witness my/our hand this 2nd day of October, 2026.

Lynn Claudy

STATE OF VIRGINIA
COUNTY OF FAIRFAX

On this 2nd day of October, 2026, before me personally appeared **Lynn Claudy,** 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 October, 2026.

Notary Signature
My commission expires: 31 Aug 2028

LINA SIRAJEDDIN
Notary Public
Commonwealth of Virginia
Registration No. 7865990
My Commission Expires Aug 31, 2028

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **October 1, 2026**.

Date

Affiant Signature

10/8/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **8th** day of **October**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27
Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027