THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 645145 DEEDWARR
05/27/2021 09:18:39 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20210527-0071767

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Eileen W. Plumb Trustee of the Eileen W. Plumb Revocable Trust, dated April 17, 2019 8268 Tapoco Lane Brentwood, TN 37027	-SAME AS NEW OWNER-	181-06-0A-022.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Timothy A. Magyar and Tessa Magyar, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Eileen W. Plumb, Trustee of the Eileen W. Plumb Revocable Trust, dated April 17, 2019**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 22**, on the Plan of Phase One Culbertson View, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20150803-0076314, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Timothy A. Magyar and Tessa Magyar, husband and wife, by Warranty Deed from Khanh Le and Trang Ung Husband and wife, of record on July 31, 2018, at Instrument No. 2080731-0074547, Davidson County Register of Deeds.

This is property commonly known as 8268 Tapoco Lane Brentwood, TN 37027.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is

unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 26 **day of May, 2021:**

Timothy A. Magyar

Tessa Magyar

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy A. Magyar and Tessa Magyar,** 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.

Witness my hand and official seal, this 26 day of May, 2021.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$450,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 26 DAY OF May, 2021.

Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY