Karen Johnson Davidson County
Batch# 883663 DEEDWARR
07/05/2022 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,668.33
20220705-0077151

Prepared by:

Steltemeier and Westbrook, PLLC
220 Second Avenue South
Franklin, Tennessee 37064

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $450,900.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2022.

Notary Public

My Commission Expires:_____

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

22-0121

Address of New Owner:	Send Tax Bills to:	Tax Information:
Charles Milton Pyle	New Owner	
817 Sunset View Drive		086-13-0B-059.00 CO
Hermitage, TN 37076		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Dylan A. Rose and Jessica Trujillo, tenants-in-common,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Charles Milton Pyle, an unmarried man

hereinafter called the GRANTEE, his heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Villa # 1371, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated §§66-27-101, et. seq., by Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, appearing of record at Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected at Instrument No. 20190624-0060681 in said Register's Office and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record at Instrument No. 20200108-0002809 in said Register's Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its Exhibits is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Reference is hereby also made to Final Subdivision Plat of Magnolia Farms of record at Instrument No. 20190507-0042696, Registers Office for Davidson County, Tennessee and the Final Subdivision Plat for Phase 2, Section 2 of Magnolia Farms of record at Instrument No. 20191210-0127306 in said Register's Office, as revised at Instrument No. 20200114-0004924 in said Register's Office, the property within which is subject to the above-referenced Declaration as corrected and amended, and the referenced Plats.

Being the same property conveyed to Dylan A. Rose and Jessica Trujillo, as tenants-in-common with rights of survivorship, by Warranty Deed dated May 19, 2021 from Beazer Homes, LLC, a Delaware limited liability company, recorded May 20, 2021 at Instrument No. 20210520-0068451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **817 Sunset View Drive, Hermitage, TN 37076.**

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, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this 30th day of June, 2022.

Dylan A. Rose

Jessica Trujillo

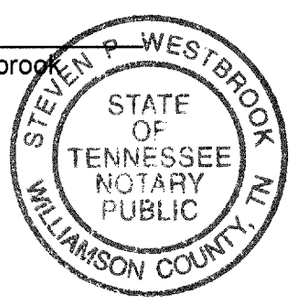
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Dylan A. Rose and Jessica Trujillo, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of June, 2022.

Notary Public – Steven P. Westbrook

My Commission Expires: 3/26/2025



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 June 30, 2022.

Date

Affiant Signature

6/30/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of June, 2022.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025