Prepared by.
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 130
[illegible]ville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1120149
04/08/2024 10:38:01 AM
Fees: $13.00 Taxes: $1,646.50

Davidson County
DEEDWARR
2 pgs

20240408-0024669

File No. AD-24-6265

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of April, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VICTORIA DEJARNETTE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth G. McKay and Cathy L. Demaria-McKay	New Owner	
(NAME)	(NAME)	
1748 Ridgemere Court	1748 Ridgemere Court	086-03-0-055.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Lexi Vernaglia, a singe person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth G. McKay and Cathy L. Demaria-McKay, 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 Lot No. 51 on the Plan of Ridgemere of record in Plat Book 6250, Page (s) 937 through 939, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lexi Vernaglia, a single person by Warranty Deed from Wayne Stevens, Trustee of the 1748 Ridgemere Court Trust, a Land Trust Agreement dated March 28, 2015 of record in Instrument No. 20160126-0007548 Register's Office for Davidson County, Tennessee, dated January 20, 2016 and recorded on January 26, 2016.

This is property more commonly known as 1748 Ridgemere Court, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 5th day of April, 2024.

Lexi Vernaglia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of April, 2024, before me personally appeared Lexi Vernaglia, 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 5th day of April, 2024.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY