Prepared by ~~& Return to:~~
David Marttala, Attorney
Waterstone Title, Inc.
1608 Williams Dr #103
Murfreesboro, TN 37129
File No: BOR24211

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-P-24-4048

Karen Johnson
Batch # 1155492
07/08/2024 01:44:38 PM
Fees: $13.00 Taxes: $2,016.13

Davidson County
DEEDWARR
2 pgs

20240708-0051073

STATE OF Tennessee
COUNTY OF ~~Rutherford~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $544,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of June, 2024

Notary Public
My Commission Expires: 05/08/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Address of New Owner	Send Tax Bills To:	Map/Parcel ID
Trivenee Bianchi 4048 Magnolia Farms Drive Hermitage, TN 37076	Same as New Owner	Map/parcel: 086-13-0A-057.00 Account #:

WARRANTY DEED

FOR AND IN 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

Dakota Lee Schumacher and Kathryn Schumacher, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Trivenee August Bianchi, as Trustee of Trivenee August Bianchi Trust, Dated July 14, 2017, as amended and restated on November 22, 2019

HEREINAFTER CALLED THE GRANTEE(S), 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 and being all of Lot No. 57, Corrected Final Subdivision Plat, MAGNOLIA FARMS, Phase 1, Section 1, as appearing of record in Instrument No. 20181115-0112560, as corrected by Surveyor's Certificate of Correction in Instrument No. 20220503-0051385, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Dakota Lee Schumacher and Kathryn Schumacher, husband and wife by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company dated 3/24/2020 and filed for record in Instrument No. 20200325-0032660, in the Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20181212-0120983, and as amended in Instrument No. 20210507-0061686, Register's Office for Davidson County, Tennessee; Conveyance of Common Areas of record in Instrument No. 20211129-0156708, Register's Office for Davidson County, Tennessee; Stormwater Maintenance Agreement of record in Instrument No. 20180328-0028892, Register's Office for Davidson County, Tennessee; Access and Maintenance Easement Agreement of record in Instrument No. 20191029-0110868, Register's Office for Davidson County,

Tennessee; Sanitary Sewer Easement of record in Instrument No. 20180621-0059898, Register's Office for Davidson County, Tennessee; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180626-0061329 and Instrument No. 20181023-0105078, Register's Office for Davidson County, Tennessee; Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument No. 20190607-0054766 (subject lot), Register's Office for Davidson County, Tennessee; All existing easements and all matters shown on plat of record in Instrument No. 20181115-0112560, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20220503-0051385, Register's Office for Davidson County, Tennessee. Property is subject to mandatory HOA Dues.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 4048 Magnolia Farms 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(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of June, 2024.

Dakota Lee Schumacher

Kathryn Schumacher

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Dakota Lee Schumacher and Kathryn Schumacher**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 26th day of June, 2024.

Notary Public

My Commission Expires: 7-1-25

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD