WARRANTY DEED

Karen Johnson Davidson County
Batch# 1240085 DEEDWARR
02/24/2025 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,116.40
20250224-0013233

File #25-TL-4252-C

(SEAL)

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $572,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES: 9/21/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Clay Miller and Mary Margaret Mobley	New Owners	
(NAME)	(NAME)	**086 13 0A 264.00**
4252 Magnolia Farms Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ERIC MEBRUER AND GINA F. MEBRUER, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ADAM CLAY MILLER AND MARY MARGARET MOBLEY, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 264, on the Plat of MAGNOLIA FARMS, PHASE 3, SECTION 1, of record in Instrument No. 20201124-0137945, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric Mebruer and Gina F. Guarino, Husband and Wife, by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20210709-0092855, in the Register's Office of Davidson County, Tennessee, dated July 08, 2021, and recorded on July 09, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of MAGNOLIA FARMS, PHASE 3, SECTION 1, as recorded in Instrument No. 20201124-0137945.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20180626-0061329; Instrument No. 20181023-0105078 and Instrument No. 20181212-0120983 as supplemented in Instrument No. 20190917-0094194; Instrument No. 20190917-0094196; Instrument No. 20191105-0114126; Instrument No. 20191105-0114128; Instrument No. 20210128-0012505; Instrument No. 20211020-0140519 and Instrument No. 20221123-0123843 as amended in Instrument No. 20210507-0061686.
* Common Open Space Deed recorded as Instrument No. 20210128-0012511.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **ERIC MEBRUER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202502240013231, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **GINA F. MEBRUER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202502240013232, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **4252 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 we do covenant with the said GRANTEE(S) 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(S), 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(s) this the 20th day of February, 2025.

Eric Mebruer By Loy Carney, Attorney In Fact
Eric Mebruer by Loy Carney, his Attorney-In-Fact

Gina F. Mebruer By Loy Carney, Attorney In Fact
Gina F. Mebruer by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ERIC MEBRUER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ERIC MEBRUER.**

Witness my hand and official seal this **20th** day of **February, 2025.**

Notary Signature
My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **GINA F. MEBRUER** , and who acknowledged he/she/they executed the same as the free act and deed of the said **GINA F. MEBRUER.**

Witness my hand and official seal this **20th** day of **February, 2025.**

Notary Signature
My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Tennessee Certification of Electronic Document

I, Emma Howard, 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 2/20/25 (date of document).

Affiant Signature

2/20/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20 day of February, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL