Karen Johnson Davidson County
Batch# 1242194 DEEDWARR
02/28/2025 12:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,929.92
20250228-0015102

THIS SPACE FOR OFFICIAL USE ONLY

STATE OF TENNESSEE

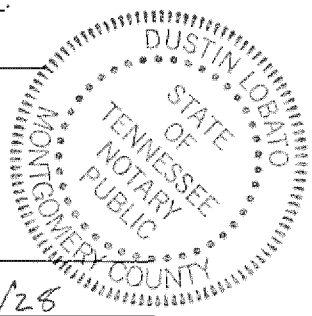
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 521,600.00 .

Affiant

Subscribed and sworn to before me, this the 21st day of February, 2025.

Notary Public
My commission expires: 12/19/28



This Instrument Prepared By:
TOWNSEND TITLE LLC
2684 TOWNSEND COURT SUITE A
CLARKSVILLE, TN 37043
File No. 2025-79

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
GCB Properties, LLC 5902 West Yukon Trail Sioux Falls, SD 57107	New Owner	086 13 0B 034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Suzannah E. Carchio f/k/a Suzannah E. Burks, a married woman** ("GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto **GCB Properties, LLC, a South Dakota Limited Liability Company** ("GRANTEE"), its heirs, successors and assigns forever, certain land in **Hermitage, TN** being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth herein. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its heirs, successors and assigns forever. GRANTOR covenants with the said GRANTEE that she 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 herein set out; and GRANTOR further covenants and binds her, her heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, its heirs, successors and assigns forever, against the lawful claims of all persons whomsoever except for **2025** property taxes, restrictive covenants, easements and setback lines, as may be of record in the Register's Office for **Davidson** County, Tennessee and any other matters as set forth in Exhibit A, attached hereto and incorporated herein by reference.

The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The seller's spouse, Jarrod Carchio, never resided in the home, nor was this ever his permanent residence.

IN WITNESS WHEREOF, Grantor has signed this Instrument as of 28th day of February, 2025.

GRANTOR:

Suzannah E. Carchio

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 28th day of February, 2025, before me personally appeared Suzannah E. Carchio, 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 28th day of February, 2025.

Notary Signature
My commission expires: 12/19/26

DUSTIN LOBATO
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT "A"

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee being Villa # 1212, 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 in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected in 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 in 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 in 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 in Instrument No. 20191210- 0127306 in said Register's Office, as revised in 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 Suzannah E. Burks, an unmarried woman, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, dated 8/7/20, recorded 8/10/20, in Instrument No. 20200810-0089002, in the Register's Office for Davidson County, Tennessee.

Property Address: 6060 Blackberry Ridge Lane, Hermitage, TN 37076

Certificate of Authenticity

I, Steve Haston, 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 2/28/25

Affiant Signature

Date 2/28/25

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 2/28/25

Notary's Signature

My Commission Expires: 6/14/28

Notary's Seal (if on paper)

DIANE NEELY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY