Karen Johnson Davidson County
Batch# 1258012 DEEDWARR
04/11/2025 12:37:30 PM 5 pgs
Fees: $28.00 Taxes: $1,591.00
20250411-0027347

4

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
Ste. 202
Hendersonville, TN 37075
H-25-1451

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of April, 2025

Notary Public

Commission Expires: _____

DONNA L SAVAGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-25-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Molly Rudloff and Noah Rudloff 4151 Magnolia Farms Drive Hermitage, TN 37076	NEW OWNER	086-13-0A-191.00-CO

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,

Ronald James Turkaly, a single man, John Robert Turkaly, a married man, Jennifer Ann Kothera, a single woman, and Brian Andrew Turkaly, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Molly Rudloff and Noah Rudloff, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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. 191 on the Corrected Final Subdivision Plat Magnolia Farms, Phase 2, Section 3, of record in Instrument No. 20190718-0070556, 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 John Turkaly and Bernadette M. Turkaly, husband and wife, by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company of record in Instrument No. 20200728-0082889 Register's Office for Davidson County, Tennessee, dated July 24, 2020 and recorded on July 28, 2020. The said John Turkaly died on or about August 4, 2023, thereby vesting title in Bernadette M. Turkaly by reason of their tenancy by the entirety.

Being the same property conveyed to Bernadette M. Turkaly, a single woman, Ronald James Turkaly, a single man, John Robert Turkaly, a married man, Jennifer Ann Kothera, a single woman, and Brian Andrew Turkaly, a single man, by Quitclaim Deed from Bernadette M. Turkaly, a widow, of record in Instrument No. 1248977 Register's Office for Davidson County, Tennessee, dated March 19, 2025 and recorded on March, 21, 2025. The said Bernadette M. Turkaly died intestate on or about March 30, 2025. Thereby vesting title in her sole heirs at law Ronald James Turkaly, John Robert Turkaly, Jennifer Ann Kothera and Brian Andrew Turkaly.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

The subject property has never been the primary residence of the grantors or the grantors' spouses.

This is improved property known as: 4151 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the _____ day of April, 2025.

Ronald James Turkaly

STATE OF NC
COUNTY OF Union

On this 4th day of April, 2025, before me personally appeared Ronald James Turklay, 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 4th day of April, 2025.

Notary Signature
My commission expires: 5.30.2027

CARLINE SITTERUD NOTARY PUBLIC MY COMMISSION EXPIRES 05/30/2027 UNION COUNTY, NC

Brian Andrew Turkaly, by Ronald James Turkaly, his Attorney-In-Fact
Brian Andrew Turkaly, by Ronald James Turkaly, his Attorney-In-Fact

STATE OF NC
COUNTY OF Union

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald James Turkaly, the within named Affiant(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Brian Andrew Turkaly, and acknowledged that as said power of attorney, executed the same as his free act and deed.

Witness my hand and official seal at Monroe, NC, this 4th day of April, 2025.

CARLINE SITTERUD NOTARY PUBLIC MY COMMISSION EXPIRES 05/30/2027 UNION COUNTY, NC

NOTARY PUBLIC

My Commission Expires: 5.30.2027

WARRANTY DEED

Jennifer Ann Kothera, by [signature], her Attorney-In-Fact
Jennifer Ann Kothera, by Ronald James Turkaly, his Attorney-In-Fact

STATE OF NC
COUNTY OF Union

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald James Turkaly, the within named Affiant(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Jennifer Ann Kothera and acknowledged that as said power of attorney, executed the same as his free act and deed.

Witness my hand and official seal at Monroe, NC, this 4th day of April, 2025.

CARLINE SITTERUD NOTARY PUBLIC UNION COUNTY, NC MY COMMISSION EXPIRES 05/30/2027

[signature]
NOTARY PUBLIC

My Commission Expires: 5.30.2027

John Robert Turkaly, by [signature], his Attorney-In-Fact
John Robert Turkaly, by Ronald James Turkaly, his Attorney-In-Fact

STATE OF NC
COUNTY OF Union

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald James Turkaly, the within named Affiant(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of John Robert Turkaly, and acknowledged that as said power of attorney, executed the same as his free act and deed.

Witness my hand and official seal at Monroe, NC, this 4th day of April, 2025.

CARLINE SITTERUD NOTARY PUBLIC UNION COUNTY, NC MY COMMISSION EXPIRES 05/30/2027

[signature]
NOTARY PUBLIC

My Commission Expires: 5.30.2027

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 April 4, 2025.

Date

Affiant Signature

4/7/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of April, 2025

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

