39B

WARRANTY DEED

Karen Johnson
Batch # 1265049
04/25/2025 12 37 52 PM
Fees $13 00 Taxes $1,461 50

Davidson County
DEEDWARR
2 pgs

20250425-0032009

File No SG-25-9148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Olivia Kathryn Austin	NEW OWNER	
(NAME)	(NAME)	086-14-0E-010 00-CO
539 Taffy Way		
(ADDRESS)	(ADDRESS)	
Nashville, 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, **Hunter Tynan Davis and Kylie Ann Davis, a married couple,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Olivia Kathryn Austin, Single Woman,** 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 Unit 10 as shown on Exhibit A-1 of the Declaration of Covenants, Condition and Restrictions for Hermitage Point Cottages, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20210831-0117188, as amended in Instrument No. 20211011-0136504, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Hunter Tynan Davis, an unmarried man, and Kylie Ann Fahel, an unmarried woman, with right of survivorship by Warranty Deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company of record in Instrument No. 20220412-0041931 Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on April 12, 2022. Kylie Ann Davis fka Kylie Ann Fahel is now married to Hunter Tynan Davis.

This is property more commonly known as 539 Taffy Way, Nashville, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 11 day of April, 2025.

Hunter Tynan Davis

Kylie Ann Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11 day of April, 2025, before me personally appeared Hunter Tynan Davis and Kylie Ann Davis, 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 11 day of April, 2025.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027