WARRANTY DEED

Karen Johnson Davidson County
Batch# 1267392 DEEDWARR
05/01/2025 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20250501-0033766

File No. BC-25-370

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-25-2027

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Tala Sage Rosenthal	New Owner	
(NAME)	(NAME)	
3761 Hoggett Ford Road		086-13-0A-001.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, 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, **JEREMY JAMES GWALTNEY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TALA SAGE ROSENTHAL, A SINGLE WOMAN AND THOMAS DANIEL FINCH, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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 Lot No. 1 on the Plan of Final Subdivision Plat of Magnolia Farms Phase 1, Section 1 of record in Plat Instrument No: 20181115-0112560 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy James Gwaltney, unmarried by Quitclaim Deed from Jeremy James Gwaltney, unmarried and Chelsea France Gwaltney, unmarried, a formerly married couple of record in Instrument No. 20250124-0005464 Register's Office for Davidson County, Tennessee, dated October 20, 2024 and recorded on January 24, 2025.

This is property more commonly known as 3761 Hoggett Ford Road, Hermitage, 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 hand this 24th day of April, 2025.

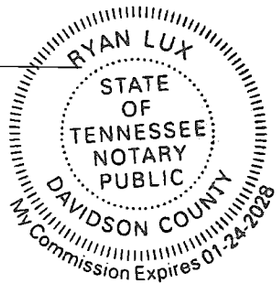
Jeremy James Gwaltney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2025, before me personally appeared Jeremy James Gwaltney, 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 24th day of April, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Pat White, 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 24 2025. (Date of document)

Affiant Signature

April 24 2025
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 24th day of April, 2025.

Notary signature

My commission expires:

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 10-25-2027