Karen Johnson Davidson County
Batch# 1290821 DEEDWARR
06/27/2025 11:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,638.73
20250627-0050849

WARRANTY DEED

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

File No. AP-25-10121

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,900.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2025

April Sumruld
Notary Public

MY COMMISSION EXPIRES: 12-19-2028
(AFFIX SEAL)

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
Madeline Rhodes Rowe and Andrew Scanlan	FirstBank	
(NAME)	(NAME)	
7504 Maggie Drive	722 Columbia Avenue	182-02-0B-156-00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37064	
(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, **Chadrick Anthony Sylvester, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madeline Rhodes Rowe and Andrew Scanlan, wife and husband,** 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. 156 on the Plan of Phase 9 Evergreen Hills SP Subdivision of record in Plat at Instrument No. 20210129-0013396, 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 Chadrick Anthony Sylvester, unmarried by Warranty Deed from Haven Builders LLC, a Tennessee limited liability company of record in Instrument No. 20211109-0149731, Register's Office for Davidson County, Tennessee, dated October 25, 2021 and recorded on November 9, 2021.

Kathleen Sylvester, wife of Chadrick Anthony Sylvester, hereby joins in this conveyance to convey any and all right, title, and interest she may have in the property.

This is property more commonly known as 7504 Maggie Drive, Antioch, TN 37013.

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 18th day of June, 2025.

Chadrick Anthony Sylvester

STATE OF North Carolina
COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Chadrick Anthony Sylvester the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of June, 2025.

Terri R Miller
NOTARY PUBLIC

My Commission Expires: 07-13-2027

TERRI R MILLER
Notary Public - North Carolina
Buncombe County
My Commission Expires Jul 13, 2027

{The remainder of this page is left blank intentionally. Signature and Notary Acknowledgement appear on the following page}

Kathleen Sylvester

Kathleen Sylvester

STATE OF North Carolina
COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Kathleen Sylvester the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of June, 2025.

Terri R Miller

NOTARY PUBLIC

My Commission Expires: 07-13-2027

TERRI R MILLER
Notary Public - North Carolina
Buncombe County
My Commission Expires Jul 13, 2027

Tennessee Certification of Electronic Document

I, Stephen T. Morris, 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 June 20. 2025.

Affiant Signature

27th day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

