2025-350-SM Box #14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 575,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2025

Notary Public

My commission expires: 5/9/2026

(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1326731
09/25/2025 09 37 49 AM
Fees $13 00 Taxes $2,127 50

Davidson County
DEEDWARR
2 pgs

20250925-0076476

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Matthew Cowles	**"New Owner"**	086-13-0A-073-00
4112 Magnolia Farms Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James M Schettler and Carolyn J Schettler, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Cowles, a single man

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 73 on the Plan of Final Subdivision Plat of Magnolia Farms, Phase 1, Section 3, of record in Plat at Instrument No 20190912-0092500, 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 James M Schettler and Carolyn J. Schettler, husband and wife, by Warranty Deed dated November 12, 2020, from Beazer Homes, LLC, a Delaware limited liability company, of record in Instrument No 20201113-0134224, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 086-13-0A-073-00.

The Plan of record in Instrument No. 20190912-0092500, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Declaration of Restrictive Covenants for Magnolia Farms of record in Instrument No. 20181212-0120983, Supplemental Declaration annexing Phase 1, Section 3, of record in Instrument No. 20191105-0114128, amended Declaration of record in Instrument No. 20210507-0061686, said Register's Office, By-Laws attached thereto.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water mains, pumps and appurtenances, of record in Instrument No. 20180621-0059898, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20180328-0028892, Instrument No. 20180626-0061329 and Instrument No. 20181023-0105078, said Register's Office.

Dedication of Easement & Maintenance Agreement for Sewerage Pumps, Service Lines, Ingress/Egress and appurtenances of record in Instrument No. 20200729-0083219, said Register's Office.

Dedication of Common Areas to Magnolia Farms Homeowners Association, Inc., a Tennessee non-profit corporation, of record in Instrument No. 20191105-0114129, said Register's Office.

Charter of Magnolia Farms Wes Nash Homeowners' Association, Inc., of record in Instrument No. 20210629-0088182, said Register's Office.

This is improved (X) Unimproved (__) property, known as 4112 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 GRANTEE(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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(s) this 24th day of September, 2025.

James M. Schettler

James M. Schettler

Carolyn J. Schettler

Carolyn J Schettler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, James M. Schettler and Carolyn J Schettler, husband and wife the within named bargainor(s), 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 Nashville, Tennessee, this 24th day of September, 2025.

M Boyd

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON