Karen Johnson Davidson County
Batch# 1327664 DEEDWARR
09/29/2025 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,927.66
20250929-0077073

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,990.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of September, 2025.

(Affix Seal) Notary Public

My Commission Expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

2025-08-3265

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Aaron Reed and Kathryn Dyer 4064 Magnolia Farms Drive Hermitage, TN 37076	NEW OWNER	Map/Parcel 086-13-0A-061.00-CO

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, **Jessica D. Slayton, a married woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Aaron Reed and Kathryn Dyer, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, that 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. 61 on the Plan of Final Subdivision Plat 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 Jessica D. Slayton, an unmarried woman and Aaron M. Lewis, an unmarried man, as tenants in common with rights of survivorship by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company of record in Instrument No. 20200629-0069894 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on June 29, 2020. Aaron M. Lewis having since died on September 26, 2021, leaving Jessica D. Slayton as the sole survivoring tenant. Joining in this conveyance is the Grantor's spouse, Arthur Magnus, for the purpose of conveying any and all rights, title and interest he may have in the subject property by virtue of their marriage.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4064 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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 24 day September, 2025.

Jessica D. Slayton

Arthur Magnus

STATE OF New Hampshire
COUNTY OF Merrimack

On this 24 day of September, 2025, before me personally appeared Jessica D. Slayton and Arthur Magnus, 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 24 day of September, 2025.

Notary Signature
My commission expires: 12/18/25

KIM LYDEN-RICKER
STATE OF
-MY-
COMMISSION
EXPIRES
DECEMBER 18,
2025
NEW HAMPSHIRE
NOTARY PUBLIC

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 9/26/2025.

Date

Affiant Signature

9/26/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of September, 2025.

Notary's Signature

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

My Commission Expires: _____
Date

Notary's Seal