WARRANTY DEED

Karen Johnson Davidson County
Batch# 1331166 DEEDWARR
10/07/2025 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20251007-0079993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$470,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH **OCTOBER, 2025.**

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THERESA L SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily R. McGonigle and Keth McGonigle	The Dart Bank	183-05-0A-291.00
(NAME) 5809 Pekay Court	(NAME) 368 S. Park Street	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Mason, MI 48854	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Kevin Azofeifa**, **unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Emily R. McGonigle AND Keith McGonigle, wife and husband**, hereinafter called the GRANTEE(S), his/her/their 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. 479**, on the Plan of October Woods, Phase Four, Section Seven "B", a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20000907-0088378, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Kevin Azofeifa, a married person by Warranty Deed from Gary D. Eaton and Margaret M. Eaton, husband and wife, dated 02/26/2009, of record in Instrument 20090305-0019901, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5809 Pekay Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 **6th** day of **October, 2025.**

Kevin Azofeifa by Ruth Marlene Azofeifa, Atty in fact.

Kevin Azofeifa
By: Ruth Marlene Azofeifa, Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Ruth Marlene Azofeifa**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **she** executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. 20251001-0077935, ROMCT, the Attorney-in-Fact for **Kevin Azofeifa** (herein called the "Maker"), or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument as the free act and deed of the Maker on this **6th** day of **October, 2025.**

Notary Public:
My Commission Expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 10-6, 2025.

Affiant
Date: October 7, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7 day of October, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

