Karen Johnson Davidson County
Batch# 1347614 DEEDWARR
11/18/2025 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $5,439.00
20251118-0091816

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,470,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12 day of November, 2025.

(Affix Seal) Notary Public

My Commission Expires: 3-21-2028

2025-10-3461

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#:
Donald H. Kinsey and Tari Kinsey 814 Willowdale Court Nashville, TN 37220	NEW OWNER	Map/Parcel 160-02-0-053.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael J. Magruder and Jana L. Magruder, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald H. Kinsey and Tari Kinsey, husband and wife**, hereinafter called the GRANTEE, 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. 5 on the Plan of Russellwood Heights of record in Plat Book 3842, Page 188, 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 Michael J. Magruder and Jana L. Magruder, husband and wife by Warranty Deed from John C. Taylor And Wife, Elizabeth H. Taylor, Also Known As Elizabeth L. Holshouser Taylor of record in Instrument No. 20170221-0016898 Register's Office for Davidson County, Tennessee, dated February 16, 2017 and recorded on February 21, 2017.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien now due with taxes having been paid at the time of this conveyance, 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 814 Willowdale Court, Nashville, TN 37220.

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, their heirs 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, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the _____ day November, 2025.

Michael J. Magruder

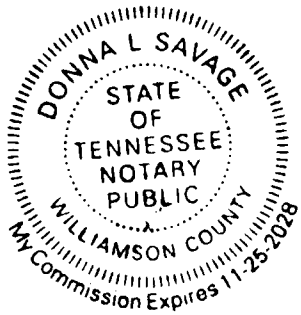
Jana L. Magruder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of November, 2025, before me personally appeared Michael J. Magruder and Jana L. Magruder, 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 10th day of November, 2025.

Notary Signature
My commission expires:
11-25-2028



I, Kirsten Virden, 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 11/10/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 11/10/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of November, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

