This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd
Ste. 140
Franklin, TN 37067
File No. 202510913

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$695,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 3 day of December, 2025

Notary Public

My Commission Expires

Karen Johnson
Batch # 1354503
12/05/2025 09 47 05 AM
Fees $13 00 Taxes $2,571 50

Davidson County
DEEDWARR
2 pgs

20251205-0096748

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

THIS INDENTURE, made this 3rd day of December, 2025, among·

MICHAEL A. MACKEY AND WIFE, ROXANNE MACKEY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KAYLA VITAS AND BROOKS TAYLOR, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**")

WITNESSETH:

THAT the Grantor, for and in consideration of $10 00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises"

Land in Davidson County, Tennessee, being Said Lot No. 11 fronts 82.23 feet on the northerly margin of Waterbury Point and extends back 116 feet on the westerly line and 94.73 feet on the easterly line to a broken line in the rear, measuring 105.77 feet thereon on the Final PUD Plan, Phase 1, of Sheffield on the Harpeth, of record in Plat Book 6900, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael A. Mackey and wife, Roxanne Mackey by deed from Sally J. Sjobeck, a single person, dated December 29, 1998, of record in Book 11275, page 27, Register's Office for Davidson County, Tennessee.

Being also known as 7004 Waterbury Point, Nashville, TN 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee, and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written

Michael A. Mackey

Roxanne Mackey

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Michael A. Mackey and Roxanne Mackey**, 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 this 3 day of December, 2025.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Kayla Vitas & Brooks Taylor
Address: 7004 Waterbury Point
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name New Owner
Address: _____
City, State, Zip: _____

Tax ID: 141-15D-011.00