Karen Johnson Davidson County
Batch# 1369692 DEEDWARR
01/14/2026 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20260114-0003460

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2026.

Notary Public
MY COMMISSION EXPIRES: 9/15/27
File No. G25-24795

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bradley E. Guthrie (NAME)	New Owner (NAME)	086-10-0B-139.00 - CO
139 Noel Cove Cir (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Thomas M. McKinley and Meggon E. McKinley, Trustees of The McKinley Family Trust dated January 10, 2024**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley E. Guthrie, an unmarried 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:

A certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Unit No. 139 on the Plan of Noel Cove Townhomes, as shown on the Site Plan to the Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030924-0141428, 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 Thomas M. McKinley and Meggon E. McKinley, Trustees of The McKinley Family Trust dated January 10, 2024 by Quitclaim Deed dated April 4, 2024 from Meggon Elaine McKinley and Thomas Michael McKinley, wife and husband, recorded April 16, 2024, in Instrument Number 20240416-0027085, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 139 Noel Cove Circle, 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 07 day of January, 2026.

The McKinley Family Trust dated January 10, 2024

By: Thomas M. McKinley, Trustee
Thomas M. McKinley, Trustee

By: Meggon E. McKinley, Trustee
Meggon E. McKinley, Trustee

STATE OF Texas
COUNTY OF Collin }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Thomas M. McKinley and Meggon E. McKinley, Trustees of The McKinley Family Trust dated January 10, 2024, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the maker or constituent of the maker, and are authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7 day of January, 2026.

Notary Public

My Commission Expires: May 27, 2028

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

JEFF GONZALES
Notary ID #132495799
My Commission Expires
May 27, 2028

Certificate of Authenticity

I, Joshua A. Terry, 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 1/7/26.

Affiant Signature – Joshua A. Terry

1/12/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 1/12/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27