WARRANTY DEED

Karen Johnson
Batch # 1376919
02/06/2026 09:51:58 AM
Fees: $13.00 Taxes: $2,867.50

Davidson County
DEEDWARR
2 pgs

20260206-0008657

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/30/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Castleman	New Owner	
(NAME)	(NAME)	160-11-0A-078.00-CO
5530 Hearthstone Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **JOHN GEORGE MAGYAR, JR., AND MELINDA BETH MAGYAR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN F. CASTLEMAN , 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:

Land in Davidson County, Tennessee, being all of Lot No. 78, on the plan of Hemmingwood, Phase II, III and IV, of record in Plat Book 6900, pages 7-8 as amended in Instrument 20010309022857, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to John George Magyar, Jr. and Melinda Beth Magyar, husband and wife, by Warranty Deed from Willie J. Weeks and Keiko K. Weeks, husband and wife, of record in Instrument No. 20170410-0034777 Register's Office for Davidson County, Tennessee, dated April 07, 2017 and recorded on April 10, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5530 Hearthstone Lane, Brentwood, TN 37027
(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 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. 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.

CH2026-85

Witness my hand this 4 day of February, 2026

JOHN GEORGE MAGYAR, JR.

MELINDA BETH MAGYAR

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John George Magyar, Jr., and Melinda Beth Magyar, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of February, 2026.

Commission expires: 4-10-28

Notary Public

BECKY TUBBS
Notary Public - Arizona
Maricopa County
Commission # 663622
My Comm. Expires Apr 10, 2028