Karen Johnson Davidson County
Batch# 1382843 DEEDWARR
02/19/2026 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20260219-0013305

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $260,000.00

Affiant

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF Feb, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Liam P. McMahon and Medhanit Helen McMahon	Liam P. McMahon and Medhanit Helen McMahon	075-12-0A-035.00-CO
(NAME) 325 Scotts Creek Place	(NAME) 325 Scotts Creek Place	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Sarah E. Hanna, an unmarried woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Liam P. McMahon and Medhanit Helen McMahon, husband and wife , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Revised Plan of Cedar Creek, Phase One of record in Plat Book 6900, Page 848, 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 Sarah E. Hanna, an unmarried woman by Warranty Deed from Jessica M. Spears f/k/a Jessica M. Fain and husband, Joseph B. Spears of record in Instrument No. 20130916-0097365 Register's Office for Davidson County, Tennessee, dated September 06, 2013 and recorded on September 16, 2013.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 325 Scotts Creek Place, Hermitage, TN 37076

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17 day of February, 2026.

Sarah E. Hanna

STATE OF Florida
COUNTY OF Osceola

On this 17 day of February, 2026, before me personally appeared Sarah E. Hanna, 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 17 day of February, 2026.

Iliana Oyola
Notary Signature
My commission expires: 08/03/2029

Notarized online using audio-video communication

Iliana Oyola
Electronic Notary Public
State of Florida
Commission #: HH 706843
Commission Expires: 08/03/2029

*By means of Online Notarization who has produced US Passport as identification.

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 2/17/26.

Affiant Signature – Joshua A. Terry

2/19/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 2/19/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27