Karen Johnson Davidson County
Batch# 1397504 DEEDWARR
03/25/2026 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260325-0023848

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
MJ-26-940

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Montgomery (95)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of March, 2026

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Melanie K. Fuller 712 Copper Branch Road Hermitage, TN 37076	New owners	086-13-0B-019.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Mayra Alvarez Mata, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melanie K. Fuller

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 Villa No. 1451, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected in Instrument No. 20190624-0060681 in said Register's Office, and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002809 in said Register's Office, of which reference to the Declaration as corrected and amended and its Exhibits is hereby made for a more complete and detailed description of the Villa, the rights and

obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Being the same property conveyed to Mayra Mata Alvarez, a single woman by Warranty Deed from Beazer Homes LLC, a Delaware Limited Liability Company of record in Instrument No. 20210210-0019247 Register's Office for Davidson County, Tennessee, dated February 4, 2021 and recorded on February 10, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 712 Copper Branch Road, 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 so 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.

Dated this the 24th day of March, 2026.

Mayra Alvarez Mata

STATE OF TENNESSEE
COUNTY OF WILSON

On this 24th day of March, 2026, before me personally appeared Mayra Alvarez Mata, 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 24th day of March, 2026.

Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

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 3/24/2026.

Affiant Signature – Joshua A. Terry

3/25/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/25/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27