Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-26-591

CHR

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of March, 2026

Notary Public

Commission Expires: 1/30/27

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 1398538 DEEDWARR
03/27/2026 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260327-0024443

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeffry Tyler MaCrae and Mykal Duncan 5925 Colchester Dr Hermitage, TN 37076	NEW OWNER	087-05-0A-025.00-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,

Jordan Ryan Vos and Hayley Elizabeth Vos, husband and wife

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

Jeffry Tyler MaCrae and Mykal Duncan, husband and wife

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 Lot No. 25 on the Plan of Final Plat, Farmingham Woods, Phase I of record in Plat Book 7900, Page 228, in the 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 Jordan Ryan Vos, an unmarried man and David Gerard Vos, an unmarried man, tenants in common with right of survivorship by Warranty Deed from Tessa Bohannon and husband, James Arnold of record in Instrument No. 20160803-0080365 Register's Office for Davidson County, Tennessee, dated July 25, 2016 and recorded on August 03, 2016.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Being the same property conveyed to Jordan Ryan Vos and Hayley Elizabeth Vos, husband and wife by Quitclaim Deed from David Gerard Vos of record in Instrument No. 20211118-0153588 Register's Office for Davidson County, Tennessee, dated November 04, 2021 and recorded on November 18, 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: 5925 Colchester Dr, 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 27th day of March, 2026.

Jordan Ryan Vos

Hayley Elizabeth Vos

STATE OF TENNESSEE
COUNTY OF Wilson

On this 27th day of March, 2026, before me personally appeared Jordan Ryan Vos and Hayley Elizabeth Vos, 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 27th 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, Christen Rabe, 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 **March 27, 2026**.

Date

Affiant Signature

3/27/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27th** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027