Karen Johnson Davidson County
Batch# 1406201 DEEDWARR
04/16/2026 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.13
20260416-0031288

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/20/27
(AFFIX SEAL)

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

THIS I **NT WAS PREPARED BY**
itle Services, LLC
venue, Suite 200
lin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kendall Kirkland	NEW OWNER	181 15 0A 071.00
(NAME)	(NAME)	
447 Portsdale Dr.		
	DRESS)	
Bre		
(CITY)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael Gerard Magochy and Kelsey Gayle Magochy, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kendall Kirkland, a single woman**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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. 71 on the plan of SOUTHPOINT SP, PHASE 2, of record in Instrument No. 20210120-00008751, in the Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael Gerard Magochy and Kelsey Gayle Magochy, husband and wife, by Special Warranty Deed from SouthPoint of TN, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221028-0116882, in the Register's Office of Davidson County, Tennessee, dated October 27, 2022 and recorded on October 28, 2022.

This conveyance is subject to the following: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SOUTHPOINT SP, PHASE 2, as recorded in Plat Instrument No. 20210120-0008751, Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200228-0022545; as Supplemented in Instrument No. 20210331-0042006; Assignment of Declarant Rights recorded in Instrument Nos. 20240124-0004513 and 20250421-0030396, Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20181127-0115787 and Instrument No. 20240227-0013109.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 447 Portsdale Dr., Brentwood, TN 37027
(House No.) (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.

Effective the 16th day of April, 2026.

Michael Gerard Magochy

Kelsey Gayle Magochy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of April, 2026, before ally appeared Michael Gerard Magochy and Kelsey Gayle Mago ns) described in and who executed the foregoing instrument, ch person (or persons) executed the same as such person (or person's) fre

Notary Public

My Commission Expires: 12-1-29

WILLIAMSON COUNTY
KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 04/16/2026 (date of document).

Karla I Kard
Affiant Signature

04/16/2026
Date

State of Tennessee
County of Williamso

Sworn to and subscribed before 6 day of April, 2026.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

