Karen Johnson Davidson County
Batch# 1407647 DEEDWARR
04/17/2026 10:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,748.25
20260417-0031614

AFTER RECORDING RETURN TO:
AmTrust North America, Inc.
800 Superior Avenue E.
Cleveland, OH 44114
File No. NTN-1427673

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 076 01 0D 004.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 15 **day of** April, 2026 by and between **Amy McGovern, an unmarried woman,** residing at 1088 Lady Nashville Drive, Nashville, TN 37076, hereinafter referred to as Grantor(s) and **Joshua Magee and Alley Magee, Husband and Wife,** residing at 1088 Lady Nashville Drive, Nashville, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Four Hundred Seventy Two Thousand Five Hundred and 00/100 Dollars ($472,500.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat of Heritage Hills - Phase 3 (Planned Unit Development) of record in Plat at Instrument No. 20171004- 0102057, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property commonly known as: 1088 Lady Nashville Drive, Nashville, TN 37076

Being the same property conveyed to Amy McGovern from Amy G. Spivey and Amos Spivey in a Warranty Deed dated 8/26/2022 and recorded 8/30/2022 under Instrument No. 20220830-0097663 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Amy McGovern

Amy McGovern

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Amy McGovern**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Office, this 15th day of April, 20 26.

Notary Public

My Commission expires: 8/8/2027

Kilee Thornton
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $472,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Mackenzie Reinacher

STATE OF Tennessee
COUNTY OF Williamson

Sworn to before me this 15 day of April, 2026

Notary Public
My Commission Expires: 8/8/2027

Kilee Thornton
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County

Name and address for person(s) responsible for taxes:

Joshua Magee and Alley Magee
1088 Lady Nashville Drive, Nashville, TN 37076

Name and address of property owner:

Joshua Magee and Alley Magee
1088 Lady Nashville Drive, Nashville, TN 37076

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 04/15/2026 (date of document).

Affiant Signature

04/15/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 15th day of April, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29