Karen Johnson Davidson County
Batch# 1410476 DEEDWARR
04/23/2026 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20260423-0034374

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $570,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2026

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jeff Henry **McKenna Henry**	**United Wholesale Mortgage, LLC**	**180030A06800CO**
6961 Stone Run Dr	**585 South Blvd E**	
Nashville, TN 37211	**Pontiac, MI 4834**	

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 ACKNOWLEDGE, WE,

William Anthony D'Ausilio and Nicole Kristin Mango, now D'Ausilio, husband and wife and Carol Jean Mango, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeff Henry McKenna Henry

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. 125, Plan of Section 2A, Stone Creek Park, of record in PUD Boundary Plat, of record in Book 9700, Page 266, as amended in Book 9700, Page 669, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to William Anthony D'Ausilio and Nicole Kristin Mango, husband and wife, and Carol Jean Mango, a married woman, as tenants in common with right of survivorship, by Warranty Deed from AJX Homes TN LLC, a Tennessee limited liability company, dated March 10, 2023, of record in Instrument No. 20230315-0018593, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Nicole Kristin Mango is now known as and is one and the same person as Nicole D'Ausilio.

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 in 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.

William Anthony D'Ausilio Date: 4/17/26

Nicole Kristin D'Ausilio Date: 4/17/26

Carol Jean Mango Date: 4/17/26

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, William Anthony D'Ausilio and Nicole Kristin Mango, now D'Ausilio, and Carol Jean Mango, the within named Grantor(s), 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, at office, this 17th day of April, 2026.

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kalyn Rachel Kratzer
NOTARY PUBLIC

My Commission Expires: 2/26/30

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 4/17/26 (date of document).

Affiant Signature

4/23/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

