Karen Johnson Davidson County
Batch# 1411155 DEEDWARR
04/24/2026 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260424-0035039

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/13/2028
(AFFIX SEAL)

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shane Carlyle and Samantha A. DeRosa and Michael Carlyle	Same as New Owner	Parcel ID: 086-13-0A-255.00
(NAME) 4216 Magnolia Farms Dr.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Caitlyn Keeny and Matthew Keeny, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shane Carlyle and Samantha A. DeRosa, husband and wife and Michael Carlyle, a married man,** 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. 255 on the Final Subdivision Plat Magnolia Farms, Phase 3, Section 1, of record in Instrument No. 20201124-0137945, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Caitlyn Smith, an unmarried woman and Matthew Keeny, an unmarried man, as tenants in common with rights of survivorship from Beazer Homes, LLC, a Delaware Limited Liability Company by Warranty Deed dated February 24, 2022 and recorded on March 9, 2022 in Instrument No. 20220309-0026907, Register's Office for Davidson, County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4216 Magnolia Farms 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 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.

Witness our hands this 20 day of April, 2026

Caitlyn Keeny

Matthew Keeny

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Caitlyn Keeny and Matthew Keeny, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of April, 2026.

Notary Public

My Commission Expires: 5.16.29

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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 April 20 2026.

Affiant Signature – Joshua A. Terry

April 23 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 23 2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27