WARRANTY DEED

Karen Johnson Davidson County
Batch# 1413149 DEEDWARR
04/29/2026 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260429-0037889

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER J. CANNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mayerly Tatiana Z. Scheler	New Owner	086-13-0-A-011.00 CO
(NAME)	(NAME)	
3721 Hoggett Ford Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Meghan Eileen Elmore and Gary Philip Elmore, Jr., wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mayerly Tatiana Z. Scheler, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 11 on the Corrected Final Subdivision Plat, Magnolia Farms, Phase 1, Section 1, of record in Instrument No. 20181115-0112560, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ngonenokhame Inthasomsack, a single woman, by Warranty Deed from Ronald J. Chapman and Tracy Ann Chapman, husband and wife, dated February 28, 2020, of record in Instrument No. 20200304-0023767, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Ngonenokhame Inthasomsack as Trustee of the Inthasomsack Trust dated October 30, 2020, by QuitClaim Deed from Ngonenokhame Inthasomsack, dated November 9, 2020, of record in Instrument No. 20201112-0133329, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Meghan Eileen Elmore and Gary Philip Elmore Jr., wife and husband, by Warranty Deed from Ngonenokhame Inthasomsack as Trustee of the Inthasomsack Trust dated October 30, 2020, dated March 28, 2022, of record in Instrument No. 20220404-0038531, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3721 Hoggett Ford Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20181115-0112560; Declaration of Restrictive Covenants and Bylaws recorded in instrument No. 20181212-0120983; Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180328-0028892, Instrument No. 20180626-0061329 and Instrument No. 20181023-0105078; Easement for Dedication Maintenance for Sewage Pumps, Service Lines, Ingress/ Egress and Appurtenances, recorded in Instrument No. 20190305-0020084; Easement for Dedication of Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20180621-0059898; Quitclaim Deed to HOA of record in Instrument No. 20190917-0094195; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 27th day of April, 2026.

Meghan Eileen Elmore

Gary Philip Elmore, Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Meghan Eileen Elmore and Gary Philip Elmore, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin,Tennessee this 27 day of April, 2026.

Notary Public
My Commission Expires: 02-17-2027

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

File No.: 39971

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Apnl 21, 26 (date of document).

Jennifer Pennell

Apnl 29, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Apnl 29, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal