Karen Johnson Davidson County
Batch# 1419461 DEEDWARR
05/12/2026 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260512-0042808

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of May, 2026.

Notary Public

My commission expires: 3-20-2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kathleen Mackle	**New Owner**	**086-13-0B-005.00CO**
7000 SW 95th Street		
Miami, FL 33156		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Joseph Gramley, a married man,

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

Kathleen Y. Mackle, an unmarried 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 Villa # 1171, a Private Element, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, of which reference to the Declaration and its Exhibit A-1 is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Reference is hereby also made to Plat of record in Instrument No. 20190507-0042696, Register's Office for Davidson County, Tennessee, the property within which is subject to the above referenced Declaration.

Being the same property conveyed to Joseph Gramley, an unmarried man by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company of record in Instrument No. 20200429-0044979 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 29, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20190507-0042696, Register's Office for Davidson, Tennessee.
c. Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20191105-0114127, Instrument No. 20200715-0077185 and Instrument No. 20200715-0077186, in the Register's Office for Davidson County, Tennessee.
d. Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress and Egress and Appurtenances of record in Instrument No. 20190805-0077607 (lot/villa 1451), in the Register's Office for Davidson County, Tennessee.
e. Restriction for Storm Water Facilities and Systems of record in Instrument No. 20180626-0061329, Instrument No. 20180231-0105078 and Instrument No. 20180328-0028892, in the Register's Office for Davidson County, Tennessee.

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f. Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20180621-0059898, in the Register's Office for Davidson County, Tennessee.
g. All matters of record in Chancery Court Book 2, Page 179, in the Register's Office for Davidson County, Tennessee.
h. Subject to rights of others in and to common areas/elements.
i. Subject to lien for special assessment contained in DCCR's/Master Deed.
j. Subject to HOA dues- if any.
k. Restrictive covenants contained in an instrument of record in Instrument No. 20181212-0120983, amended and supplemented Instrument No. 20190917-0094196, Instrument No. 20190917-0094194, Instrument No. 20191105-0114128 and Instrument No. 20191105-0114126, Instrument No. 20210128-0012505, Instrument No. 20210507-0061686, Instrument No. 20211020-0140519, Instrument No. 20221113-0123843 and DCCR's for Villas in Instrument No. 20190523-0049079 and Scrivener's Affidavit of Correction in Instrument No. 20190624-0060681 and supplemented in Instrument No. 20200108-0002809, Instrument No. 20220314-0029615, Instrument No. 20240911-0070006, Register's Office for Davidson County, Tennessee.
l. All other easements and restrictions of record.

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, and (5) other matters of public record.

This is improved property known as 6042 Blackberry Ridge Lane, 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 GRANTEE that I am 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 I do further covenant and bind myself my 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.

Maclellan Gramley, wife of Joseph Gramley, joins in the execution of this instrument to convey all interest she may have in the within described property, if any, by virtue of her marriage.

Witness my/our hand(s) this 11th day of May, 2026.

Joseph Gramley

Maclellan Gramley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Joseph Gramley and Maclellan Gramley with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2026.

Notary Signature
My commission expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-252**

Certificate of Authenticity

I, Scott Hubbard, 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

5-11-26.

Date

S. Scott Hubbard

Affiant Signature

May 11, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11th day of May, 2026

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2028
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **26-252**

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