This instrument prepared by:
Icon Title, LLC
450 Saint Andrews Drive
Murfreesboro, TN 37128
File Number: 12-9209-CL

Karen Johnson Davidson County
Batch# 1434842 DEEDWARR
06/16/2026 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20260616-0054613

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of June, 2026.

DANIEL SCARBOROUGH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/7/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jerry Ralph Humphreys, III and Tosha Lacha Humphreys 4165 Magnolia Farms Drive Hermitage, TN 37076	New Owner	086 130A 198.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Megan Marlow f/k/a Megan Sargent, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Jerry Ralph Humphreys, III and Tosha Lacha Humphreys, husband and wife** (individually and/or collectively, "Grantee"), 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. 198, on the Corrected Final Subdivision Plat, MAGNOLIA FARMS, PHASE 2, SECTION 3, of record in Instrument No. 20190718-0070556, 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 Megan Sargent, an Unmarried Woman, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, of record in Instrument No. 20200309-0026149, in the Register's Office of Davidson County, Tennessee, dated March 06, 2020 and recorded on March 09, 2020.

Brian Marlow joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **4165 Magnolia Farms Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2026.

GRANTOR:

Megan Marlow f/k/a Megan Sargent

Brian Marlow

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Megan Marlow f/k/a Megan Sargent and Brian Marlow the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of June, 2026.

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 1/7/30

202606160054613

I, Kirsten Virden, 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 6-12-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 6-12-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of June, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

