Karen Johnson Davidson County
Batch# 1442819 DEEDWARR
07/07/2026 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,785.25
20260707-0060956

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $482,500.00.

Affiant

Subscribed and sworn to before me, this 29 day of June, 2026.

Notary Public:
My Commission Expires: 9/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Curtis Bomar and Carlotta Demby Bomar 11818 Millwright Pkwy Austin TX 78750	New Owner	086-13-0B-038.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kreshnik Bendaj and Rebecca M. Bendaj, husband and wife**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Curtis Bomar and Carlotta Demby Bomar, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Villa # 1232, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, appearing of record in Instrument No. 20190523-0049079 (erroneously shown as 20180523-00498079 on prior deed of record), in the Register's Office for Davidson County, Tennessee, as corrected in Instrument No. 20190624-0060681 in said Register's Office, and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002809 in said Register's Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its Exhibits 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 Final Subdivision Plat of Magnolia Farms of record in Instrument No. 20190507-0042696, Register's Office for Davidson County, Tennessee, and the Final Subdivision Plat for Phase 2, Section 2 of Magnolia Farms of record in Instrument No. 20191210-0127306 in said Register's Office, as revised in Instrument No. 20200114-0004924 (erroneously shown as 20200114-00046924 on prior deed of record) in said Register's Office, the property within which is subject to the above-referenced Declaration as corrected and amended, and the referenced Plats.

BEING the same property conveyed to Kreshnik Bendaj and Rebecca M. Bendaj, husband and wife, by Quitclaim Deed from Kreshnik Bendaj and Rebecca M. Bendaj, husband and wife, and Jeffrey C. Lazar, married to Ahouva Lazar, as tenants in common with right of survivorship, dated 11/2/2021 and recorded 11/23/2021 in Instrument No. 20211123-0155580; and being the same property previously conveyed to Kreshnik Bendaj and Rebecca M. Bendaj, husband and wife and Jeffrey C. Lazar, a married man, as tenants in common with right of survivorship, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, dated 1/12/2021 and recorded 1/13/2021 in Instrument No. 20210113-0005686, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress / Egress and Appurtenances of record in Instrument No. 20200922-0108591 (subject lot), Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions & By-Laws for Magnolia Farms Villas of record in Instrument No. 20190523-0049079, as corrected in Instrument No. 20190624-0060681; and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas in Instrument No. 20200108-0002809; and further amended in Instrument No. 20220314-0029615 and Instrument No. 20240911-0070006, Register's Office for Davidson County, Tennessee.

Subject to Master Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20181212-0120983, and as amended in Instrument No. 20210507-0061686, Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Common Areas for Phase 2, Section 2 of record in Instrument No. 20200715-0077186, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer Easement of record in Instrument No. 20180621-0059898, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180626-0061329 and Instrument No. 20181023-0105078, Register's Office for Davidson County, Tennessee.

Subject to Access and Maintenance Easement Agreement of record in Instrument No. 20191029-0110868, Register's Office for Davidson County, Tennessee.

Subject to Boundary Plats for Magnola Farms of record in Instrument No. 20190507-0042696 and Instrument No. 20191210-0127306, revised in Instrument No. 20200114-0004924, Register's Office for Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 806 Sunset View Drive, 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(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 my/our hand(s) this the 29 day of June, 2026.

Kreshnik Bendaj

Rebecca M. Bendaj

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Kreshnik Bendaj and Rebecca M. Bendaj, the bargainor(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 and official seal, this 29 day of June, 2026.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Devon J. Sutherland**, do hereby make oath that I am a licensed attorney and 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 6/29/26.

Date

Affiant Signature

7/3/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of July, 2026.

Notary's Signature

My Commission Expires: 9/27/26

Date

Notary's Seal (if on paper)

