THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Montgomery
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17611-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 574,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF July 2026. Notary Public MY COMMISSION EXPIRES: 11/15/28 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1450618 DEEDWARR
07/22/2026 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.13
20260722-0066540

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justina Leann Kowalczik	New Owner	
4120 Magnolia Farms Drive		086-13-0A-075.00-CO
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, **Jonathan J. Ingalls and Margaret Wilbright Ingalls, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justina Leann Kowalczik**

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. 75 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 2, of record in Instrument No. 20190318-0024391, 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 Jonathan J. Ingalls, an unmarried man by Warranty Deed from Beazer Homes, LLC, A Delaware Limited Liability Company of record in Instrument No. 20210329-0040990 Register's Office for Davidson County, Tennessee, dated March 25, 2021 and recorded on March 29, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4120 Magnolia Farms 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 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 my hand this the 16th day of July, 2026.

Jonathan J. Ingalls by Samuel F. Anderson, Attorney-in-Fact

Jonathan J. Ingalls
by Samuel F. Anderson, Attorney-in-Fact

Margaret Wilbright Ingalls by Samuel F. Anderson, Attorney-in-Fact

Margaret Wilbright Ingalls
by Samuel F. Anderson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Jonathan J. Ingalls**, as his Attorney-in-Fact, as the free act and deed of the within named **Jonathan J. Ingalls**.

Witness my hand and official seal this the 16th day of July, 2026.

My Commission expires 2/23/30

Kim Murray
Notary Public

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Margaret Wilbright Ingalls**, as herAttorney-in-Fact, as the free act and deed of the within named **Margaret Wilbright Ingalls**.

Witness my hand and official seal this the 16th day of July, 2026.

My Commission expires 2/23/30

Kim Murray
Notary Public

KIM MURRAY
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 7/16/26.

Affiant Signature – Joshua A. Terry

7/21/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/21/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27