Karen Johnson Davidson County
Batch# 1458874 DEEDWARR
08/12/2026 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,790.80
20260812-0074334

WARRANTY DEED

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. KS-26-3220

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 11.5.29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler Logan and Miri Logan	New Owner	
(NAME)	(NAME)	
7044 Bonnavent Drive		074-08-0-063.00
(ADDRESS)	(ADDRESS)	
Nashville, 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, I/we, **Adam Forsyth, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Logan and Miri Logan,** husband + wife, HEREINAFTER CALLED THE GRANTEE, 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. 778 on the Plan of Section Seven Hermitage Hills of record in Plat Book 3300, Page (s) 62 and 63, in the Register's Office for said County.

Said Lot No. 778 fronts 80.0 feet on the northeasterly margin of Bonnavent Drive, and runs back between lines, measuring 303.42 feet in the north-westerly line and 288.19 feet on the southeasterly line to a dead line in the rear, measuring 81.39 feet thereon.

Being the same property conveyed to Adam Forsyth, a married man by Warranty Deed from Megan Short and Adam Short, wife and husband of record in Instrument No. 20230828-0066863 Register's Office for Davidson County, Tennessee, dated August 24, 2023 and recorded on August 28, 2023.

This is property more commonly known as 7044 Bonnavent Drive, Nashville, TN 37076.

*** Adam Forsyth and Jacqueline Marie Forsyth having since divorced on November 3, 2023, and pursuant to the Final Order Approving Complete Settlement Agreement and Decree of Divorce (Ending Case) as shown in Case No. 2023-DR-18-110 in the Family Court of the First Judicial Circuit in the State of South Carolina, County of Dorchester.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, 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 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/our hand this 31st day of July, 2026.

Adam Forsyth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2026, before me personally appeared Adam Forsyth, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2026.

Notary Signature
My commission expires: 1/22/2030

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/7/26 (date of document).

Connie Taylor
Affiant Signature

8/7/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY