Karen Johnson Davidson County
Batch# 1459722 DEEDWARR
08/14/2026 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.13
20260814-0076147

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755182**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~)Williamson The actual consideration or value, whichever is greater, for this transfer is: $504,900.00 Affiant Subscribed and sworn to before me, this 11th day of August, 2026. Notary Public My Commission Expires: 3/9/2029

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Kevin Gill 3725 Hoggett Ford Road Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 086-13-0A-010.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacob Vega, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Gill, an unmarried man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled Corrected Final Subdivision Plat Magnolia Farms Phase 1 Section 1, of record in Instrument No. 20181115-0112560, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JACOB VEGA, by deed from TAKEENA THOMPSON SANDIFER AND GLENN ERIC SANDIFER, II, WIFE AND HUSBAND, of record in Instrument No. 20220719-0082696, dated July 18, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 086-13-0A-010.00 CO.

Matters shown on the Plan of record in Instrument No. 20181115-0112560, and Surveyor's Certificate of Correction of record in Instrument No. 20220503-0051385 said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20181212-0120983, as amended in Instrument No. 20210507-0061686, said Register's Office.

Sanitary Sewer Easement of record in Instrument No. 20180621-0059898, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181023-0105078, Instrument No. 20180328-0028892 and Instrument No. 20180626-0061329, said Register's Office.

This is improved property located at 3725 Hoggett Ford Road Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of August, 2026.

Jacob Vega

STATE OF New York)

COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacob Vega, 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 for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2026.

Notary Public

Danielle Parr
Notary Public, State of New York
Reg. No. 01PA6430452
Qualified in Queens County
Commission Expires March 14, 2030

My Commission Expires: 3-14-2030

Certificate of Authenticity

I, Lacey Chumley, 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

August 10, 2026.

Date

Lacey Chumley

Affiant Signature

August 12, 2026

Date

State of Tennessee

County of Williamson

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

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON