WARRANTY DEED

Karen Johnson Davidson County
Batch# 1466792 DEEDWARR
09/02/2026 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,994.30
20260902-0080991

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JERROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

THIS INSTRUMENT WAS PREPARED BY
Golden Dog Title & Trust
2550 Meridian Blvd., Suite 300, Franklin, TN 37067

File No.: RFRA26-0202-S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Magdalena Starzec	**New Owner**	
(NAME)	(NAME)	
1860 Grace Point Lane	**Property**	188-10-0C-134.00
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JENNA CHRISTINE HASTINGS AND MATTHEW AARON HASTINGS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAGDALENA STARZEC, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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. 134, as shown on the map entitled Carothers Crossing, Phase 3, Section 1, of record in Instrument No. 20170523-0051054, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jenna Christine Hastings and Matthew Aaron Hastings, wife and husband by Warranty Deed from Regent Development, LLC, a Tennessee Limited Liability Company, dated the 17th day of December, 2020, recorded on the 18th day of December, 2020, in Instrument No. 20201218-0149918, in the Registers Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 1860 Grace Point Lane, Nolensville, TN 37135
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and 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 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, her 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 our hands this 24th day of August, 2026.

Jenna Christine Hastings

Matthew Aaron Hastings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of August, 2026, before me personally appeared Jenna Christine Hastings and Matthew Aaron Hastings, 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 (or person's) free act and deed.

Notary Public

My Commission Expires:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEB. 12, 2030

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Emily Manno, 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 **8/24/26**.

Date

Affiant Signature

8/24/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of _____, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

