Karen Johnson Davidson County
Batch# 1474815 DEEDWARR
09/18/2026 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,709.40
20260918-0086962

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-26140-AP

This instrument was prepared by Midtown Title LLC from information furnished by the parties and/or contained in the public records. Midtown Title, LLC is acting solely as the preparer of this instrument and has not conducted a title examination or reviewed a survey in connection with its preparation. Preparation of this instrument does not constitute an opinion or certification by Midtown Title, LLC as to the status of title, matters of survey, or the accuracy or completeness of the legal description or other title matters contained herein.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $462,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2026.

Notary Public
My Commission Expires: 01/30/2029

JENNIFER MCPHEE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bethany Hagans 360 Kara Lane Nolensville, TN 37135	New Owner	186-03-0A-132-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael Marotta, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bethany Hagans, an unmarried woman**, hereinafter called the Grantee(s), his/her/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. 132 on the Plan of Final Plat Burkitt Commons, Phase 2 of record in Plat at Instrument No. 20181116-0112828, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Marotta, a married man by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated January 10, 2020, of record in Instrument No. 20200114-0005139, Register's Office for Davidson County, Tennessee.

Michael Marotta is now an unmarried man as evidenced in the Final Decree in the Chancery Court for Williamson County, Tennessee filed for entry on May 26, 2020 in Docket Number 49232J.

This is improved property located at: **360 Kara Lane, Nolensville, TN 37135**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 17th day of September, 2026.

GRANTOR:

Michael Marotta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Marotta, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of September, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Notary Public
My Commission expires: 11/17/2029

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 9-17-2026 (**date of document**).

R Patrick Parker

Affiant Signature

9/17/2026

Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this **17th day of September, 2026.**

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Jacqueline G Brown

Notary's Signature

My Commission Expires: 11-5-2029

HE-2026-396