Karen Johnson Davidson County
Batch# 1478428 DEEDWARR
09/28/2026 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $3,219.00
20260928-0089749

20261279R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $870,000.00. Affiant Subscribed and sworn to before me, this the 11th day of September, 2026. Notary Public My commission expires: 9.1.27

Eileen J Huff
NOTARY PUBLIC
Baltimore County
MARYLAND
MY COMMISSION EXPIRES September 1, 2027

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Urve Mollerson Maggitti	Urve Mollerson Maggitti	**172-05-0A-045-00-CO**
325 Red Feather Lane	325 Red Feather Lane	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Linda Jo Thompson, Trustee of Linda Jo Thompson Trust dated June 23, 2023

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Urve Mollerson Maggitti

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land, situated, and lying in Davidson County, Tennessee, bound and described as follows

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Oakmont Subdivision Phase 3 of record in Book 9700, Page 881, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Linda J. Thompson, unmarried by Warranty Deed from Jerry Harris and wife, Nancy Harris of record in Instrument No. 20070618-0072519 Register's Office for Davidson County, Tennessee, dated June 15, 2007 and recorded on June 18, 2007.

Being the same property conveyed to Linda Jo Thompson, Trustee of The Linda Jo Thompson Trust, dated June 23, 2023, and any amendments thereto by Quitclaim Deed from Linda J. Thompson of record in Instrument No. 20230703-0050513 Register's Office for Davidson County, Tennessee, dated June 23, 2023 and recorded on July 03, 2023.

This conveyance is subject to:

1) zoning;
2) setback requirements and general utility, sewer and drainage easements of record on the Binding Agreement Date upon which the improvements do not encroach;
3) subdivision and/or condominium declarations, covenants, restrictions, and easements of record on the Binding Agreement Date; and
4) leases and other encumbrances specified in the Agreement.

This is improved (X) unimproved (____) property known as **325 Red Feather Lane, Brentwood, TN 37027**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 HANDS EFFECTIVE AS OF 11th day of September, 2026:

Linda Jo Thompson, Trustee of Linda Jo Thompson Trust dated June 23, 2023, as amended by Amendment by Grantor dated July 25, 2024

By: _____
Linda Jo Thompson, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Linda Jo Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be trustee of Linda Jo Thompson Trust dated June 23, 2023, as amended by Amendment by Grantor dated July 25, 2024, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

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

My Commission Expires: 7/25/29 _____
Notary Public



Tennessee Certification of Electronic Document

I, Eileen Huff, 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 9/11/26 (date of document).

Affiant Signature

9/11/26
Date

State of Maryland

County of Baltimore

Sworn to and subscribed before me this 11 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/15/26

NOTARY'S SEAL

MICHAEL SEGAL
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
My Commission Expires 10-15-2026