Karen Johnson Davidson County
Batch# 817214 DEEDWARR
03/08/2022 10:58:54 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20220308-0026290

GENERAL WARRANTY DEED

This Instrument Was Prepared By and Return to:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Christine Muravski **808 Runoff Way** **Nashville, TN 37218**	**F & M Bank** **PO Box 451** **Clarksville, TN 37041**	**058-07-0C-034.00-CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$335,000.00**

Affiant

Sworn to and subscribed before me this 7th day of March, 2022.

Notary Public

GREGORY S. PERRONE WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

My commission expires: 10.26.24

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **John P. Geroulis, and Joanie A. Geroulis, Trustees of the Geroulis Family Trust dated October 11, 2019** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Christine Muravski, unmarried woman** (the "Grantee"), her successors and assigns, certain real estate in Davidson County, Tennessee, as described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 28B on the Plan of A Final plat for The Crossing at Drakes Branch, Phase 1 of record in Plat at Instrument No. 20201023-0123325 and as set forth on Exhibit "B-2" of the Declaration of Covenants, Conditions and Restrictions for the Crossing at Drake's Branch of record in Instrument No. 20201030-0127244, 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 John P. Geroulis and Joanie A. Geroulis, Trustees of the Geroulis Family Trust dated October 11, 2019, by General Warranty deed from SDH Nashville LLC, a Georgia limited liability company of record in Instrument No. 20210817-0110779 Register's Office for Davidson County, Tennessee, dated August 13, 2021 and recorded on August 17, 2021.

This is improved property known as **808 Runoff Way, Nashville, TN 37218.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, her successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as follows:

1. Taxes for the year 2022, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20201023-0123325, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20201030-0127244 and supplemented in Instrument No. 20210330-0041867, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Charter of The Crossing at Drakes Branch Homeowners Association, Inc. of record at Instrument No. 20201029-0126134, in the aforesaid Register's Office.
5. Charter of The Crossings at Drake's Branch Townhome Owners Association, Inc. of record at Instrument No. 20200727-0082061 and 20201029-0126133, in the aforesaid Register's Office.
6. Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress / Egress and Appurtenances of record in Instrument Number 20210519-0067589, in the Register's Office for Davidson County, Tennessee.
7. Subject to rights of others in and to the common areas and/or elements.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 4 day of March, 2022.

GRANTOR:

The Geroulis Family Trust dated October 11, 2019

By: _____, TRUSTEE
John P. Geroulis, Trustee

By: _____
Joanie A. Geroulis, Trustee

STATE OF ARIZONA
COUNTY OF Maricopa

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared John P. Geroulis and Joanie A. Geroulis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Trustees of The Geroulis Family Trust Dated October 11, 2019 the within named bargainor, a Trust, and that they as such Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said John P. Geroulis and Joanie A. Geroulis as Trustees.

Witness my hand and official seal on this 4th day of March, 2022.

_____
Notary Public
My Commission Expires:

MARISOL FELICIANO
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 614237
My Commission Expires
September 19, 2025