Karen Johnson Davidson County
Batch# 944247 DEEDWARR
11/23/2022 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20221123-0123884

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: 5-5-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $470,000. AFFIANT Subscribed and sworn to before me, this 21st day of November, 2022 NOTARY PUBLIC My Commission Expires: 5/5/2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
5118 Myra Drive Trust Catherine Moore, Trustee PO Box 121859 Nashville, TN 37212	New Owner	086-08-0C-008-00

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Thousand Dollars and No Cents (470,000.00), paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 21st day of November 2022, the undersigned, **Emily Kerinuk,** a single woman, hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **Catherine Moore, as Trustee for the 5118 Myra Drive Trust created on November 8, 2022**, a Tennessee revocable trust, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of **5118 Myra Dr., Hermitage, TN 37067**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 as shown on the map entitled Final Plat, A Cluster Lot Development, Hermitage Creek, of record in Instrument No. 20150710-0067305, 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 Emily Kerinuk, by deed dated August 10, 2017, and recorded August 28, 2017, from The Lux Group, LLC, a

Tennessee limited liability company, of record in Instrument No. 201708280087904, Register's Office for Davidson County, Tennessee.

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) 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 Grantee(s) their heirs and assigns forever; and we 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 whomever.

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.

November 21, 2022.

Emily Kerinuk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Emily Kerinuk** 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 and official seal at office, this 21st day of November, 2022

Notary Public
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Morgan

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024