This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
#105
Nashville, TN 37203
File Number: 5-20345-RC

Karen Johnson Davidson County
Batch# 975454 DEEDWARR
03/01/2023 09:28:43 AM 2 pgs
Fees: $13.00 Taxes: $1,357.90

20230301-0014415

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $367,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2023.

Notary Public
My Commission Expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Margaret Mulvihill 515 Harpeth Park Drive Nashville, TN 37221	NEW OWNER	142 07 0I 014.00

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, **Mykola Gogoladze, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Margaret Mulvihill, 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 Unit 515, Harpeth Park Townhomes, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Harpeth Park Townhomes, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements of record in Instrument No. 20150430-0038713, as amended in Instrument No. 20150615-0056309, 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 Mykola Gogoladze, an Unmarried Man, by Warranty Deed from Evan R. Shanahan, an Unmarried Man, of record in Instrument No. 20210127-0012049, in the Register's Office of Davidson County, Tennessee, dated January 26, 2021, and recorded on January 27, 2021.

Viktoriia Havrushenko joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **515 Harpeth Park Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2023 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 28th day of February, 2023.

GRANTOR:

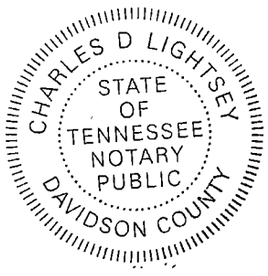
Mykola Gogoladze

Viktoriia Havrushenko

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and seal at office this 28th day of February, 2023.



Notary Public
My Commission expires: 3/3/26