Name and Address of New Owner:
Matthew Urmy and Jaime Miller
916A Crescent Hill Road
Nashville, TN 37206

Send Tax Bills To:
Movement Mortgage, LLC
8024 Calvin Hall Rd
Indian Land, SC 29707

Karen Johnson
Batch # 1134793
05/15/2024 10:27:27 AM
Fees: $13.00 Taxes: $3,256.00
Davidson County
DEEDWARR
2 pgs
20240515-0035861

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 083-07-2E-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Iuliia Khomina and Tyler Donahue, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew Urmy, a single man, and Jaime Miller, a single woman, tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 916 A on the Plan of NineSixteen Crescent Hill Road, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20201016-0120841, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being a portion of the same property conveyed to Southern Legacy Homes, LLC, an Tennessee Limited Liability Company, by Warranty Deed from Sandra Crawley Gill, an unmarried woman, of record in Instrument No. 20200416-0039794 Register's Office for Davidson County, Tennessee, dated April 1, 2020 and recorded on April 16, 2020 and also see Scrivener's Affidavit recorded on September 20, 2022 in Instrument No. 20220920-0104593.

Being the same property conveyed to Iuliia Khomina and Tyler Donahue, wife and husband, by Warranty Deed from Southern Legacy Homes, LLC, an Tennessee Limited Liability Company, of record in Instrument No. 20220923-0105738 Register's Office for Davidson County, Tennessee, dated September 20, 2022 and recorded on September 23, 2022.

This is improved property located at 916a Crescent Hill Road, Nashville, TN 37206

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-24-916A

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9 day of May, 2024.

_____(SEAL)
Tyler Donahue

_____(SEAL)
Iuliia Khomina

STATE OF Massachusetts
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tyler Donahue and Iuliia Khomina, 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 this 9 day of May, 2024.

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

Notary Public Michael J O'Sullivan
My commission expires: 2/15/2030

AFFIDAVIT OF VALUE

STATE OF Tennessee)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $880,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 10th day of May, 2024.

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

_____
Notary Public
My commission expires: 03-16-26

File No. GNT-24-3320