WARRANTY DEED

Karen Johnson
Batch # 1145022
06/10/2024 09:42:29 AM
Fees: $13.00 Taxes: $2,216.30

Davidson County
DEEDWARR
2 pgs

20240610-0043108

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00

Amanda Brimer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 10/24/21
(AFFIX SEAL)

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CARA CHARNOGURSKY NICHOLAS DONAHUE	new owner	090084G00100
(NAME)	(NAME)	
732 Croley Drive A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mountainland Estates, LLC, a Utah limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CARA CHARNOGURSKY AND NICHOLAS DONAHUE, WIFE AND HUSBAND** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 68, Unit A of resubdivision of Lot 68 of the Moss-Wood Subdivision nad Lot 2 of the resubdivision of Lot 38, B.F. Cockrill Estate, as shown by plat of record in Instrument #201707310077369 and PB 2663, Page 102of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mountainland Estates, LLC, a Utah limited liability company by deed from L.A.N.D. Group, LLC, dated 11-15-19 of record in Instrument #20191180118819, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 732 Croley Drive A, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 6th day of June, 2024.

MOUNTAINLAND ESTATES, LLC, A UTAH LIMITED LIABILITY COMPANY

~~Norman Cohn~~ J.A Jason Allred
, ~~sole member~~ J.A manager

State of UTAH
County of Cache

Personally appeared before me, the undersigned authority in and for the said county and state, on this 6th day of June, 2024, within my jurisdiction, the within named ~~Norman Cohn~~,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Sole Member of Mountainland Estates, LLC, a Utah limited liability company, and that for and on behalf of the said Utah limited liability company, and as its free act and deed he/she executed the above and foregoing instrument, after first having been duly authorized by said Utah limited liability company so to do.

*Jason Allred

My Commission Expires: 5/31/26

Notary Public

JENISE JARRETT
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 725003
COMM. EXP. 05/31/2026