This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23677-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $305,900.00.

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2025.

Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1226466 DEEDWARR
01/14/2025 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,131.83
20250114-0003036

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Molly Haslag and Matthew Robinson 2718 Old Matthews Road Nashville, TN 37207	CrossCountry Mortgage, LLC 2160 Superior Avenue Cleveland, OH 44114	60-13-184.00

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, **Utopia Homes LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Molly Haslag, a single woman as to an undivided 60% interest and Matthew Robinson, a single man, as to an undivided 40% interest, as tenants in common** , hereinafter called the Grantee(s), 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 all of Lot No. 17, Matthews Square, according to survey and plat of same appearing of record in Book 6250, page 337, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Utopia Homes LLC, a Tennessee limited liability company by Special Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated June 7, 2024, recorded June 10, 2024, of record in Instrument No. 20240610-0043294, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2718 Old Matthews Road, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2025 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 9th day of January, 2025.

GRANTOR:

Utopia Homes LLC, a Tennessee Limited Liability Company

By: _____
Nathnael Zewdie, Member

By: _____
Elias Tikue, Member

By: _____
Surafel Asemerie, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nathnael Zewdie, Member, Elias Tikue, Member, and Surafel Asemerie, Member 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 is the Member of Utopia Homes LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of January, 2025.

_____
Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202501140003036

True Copy Certification

I, **Pam Autry,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 9 day of January, 2025.

Pam Autry
Affiant Signature
Date 1/9/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of January, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028