# WARRANTY DEED

Karen Johnson
Batch # 1237815
02/14/2025 02 13 41 PM
Fees $13 00 Taxes $1,603 04

Davidson County
DEEDWARR
2 pgs

20250214-0011448

(SEAL)
DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,254 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 2025

Notary Public
MY COMMISSION EXPIRES 05/08/28

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-25-72B

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Keely Stoner and Nathan Stoner** | **Churchill Mortgage Corporation** | |
| (NAME) | (NAME) | |
| **72B Maury Street** | 1749 Mallory Lane, Ste. 100 | **093 16 0A 002 00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37210** | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

COY, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KEELY STONER AND NATHAN STONER, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 72B of 72 MAURY STREET RESIDENCES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 72 MAURY STREET RESIDENCES, a Horizontal Property Regime, of record in Instrument No 20180102-0000651, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Coy LLC, a Delaware limited liability company, by Quitclaim Deed from Gavin Hubbard, an unmarried person and Austin Moldow, a married person, of record in Instrument No 20230109-0001533, in the Register's Office of Davidson County, Tennessee, dated January 04, 2023, and recorded on January 09, 2023

Being the same property conveyed to Gavin Hubbard and Austin Moldow, as tenants in common, by Warranty Deed from Jason Oggs, married and James Brown, married of record in Instrument No 20181213-0121485, Register's Office for Davidson County, Tennessee, dated December 10, 2018, and recorded on December 13, 2018

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Plat of MAURY AND CLAIBORNE'S ADDITION TO NASHVILLE, as recorded in Plat Book 21, Pages 84 & 85
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20180102-0000651
* Charter for 72 Maury Street Residences Homeowners' Association, Inc , record Instrument No 20180117-0004749
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as 72B Maury Street, Nashville, TN 37210

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 do 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 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/our hand(s) this the 12th day of February, 2025

Coy, LLC, a Delaware Limited Liability Company

By _____
John Bishop, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tammy Carney of the state and county mentioned, personally appeared John Bishop, Authorized Signor of Coy, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member, Member, and Authorized Signor of Coy, LLC, the within named bargainor, a Limited Liability Company, and that such Austin Moldow and Gavin Hubbard, Members of Coy, LLC and John Bishop, Authorized Signor of Coy, LLC as such Member, Member, and Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member, Member, and Authorized Signor.

Witness my hand and seal, at office in Nashville, TN this 12th day of February, 2025

_____
Notary Signature

Printed Name Tammy Carney

My commission expires _____

TAMMY K. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025