RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QBL-27737-25

Karen Johnson Davidson County
Batch# 1238877 DEEDWARR
02/20/2025 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $4,162.50
20250220-0012351

**WARRANTY DEED**

ADAMS C. DIOMANDE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton AD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2025.

Adams C. Diomande
NOTARY PUBLIC

My commission expires: 04/27/2025

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Zvezda 1, LLC<br>3608 Benham Avenue<br>Nashville, TN 37215 | Same address as new owner | 115-04-0-043.00 |

FOR AND IN CONSIDERATION of the sum of ONE MILLION ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($1,125,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MARK DAVID SEMINO, A MARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 257 on the Plan of Hillwood Estates, of record in Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark David Semino, married, from Carol Lochridge, nka Carol L. Davis, a married woman, by Warranty Deed dated April 25, 2024 and recorded May 1, 2024 in Instrument #20240501-0031884, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 719 Greeley Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this 14th day of February, 2025.

GRANTOR:

Mark David Semino

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, a Notary Public, Mark David Semino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of February, 2025.

ADAMS C. DIOMANDE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Adams C. Diomande
Notary Public

Adams C. Diomande
Printed Notary Name

My commission expires: 04/27/2025

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 14, 25 _ (date of document).

Feb 19, 25

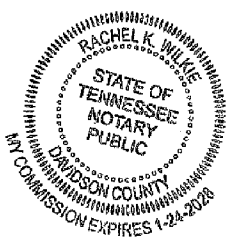
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 19, 2025.

Notary's Signature

My Commission Expires: _____




Notary's Seal