This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-23934-DJ

Karen Johnson Davidson County
Batch # 1247836 DEEDWARR
03/19/2025 09 49 51 AM 2 pgs
Fees $13 00 Taxes $1,109 63
20250319-0019452

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,900 00

Affiant

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 17th day of March, 2025.

Notary Public
My Commission Expires: 5-9-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robin Fomusa 907 Debow Street Old Hickory TN 37138	NEW OWNER	44-15-Q-001 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 **Robin Fomusa, a signle woman** hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit·

Being a certain private element unit situated within Davidson County, Tennessee, being Unit A, together with the appurtenant common elements of Homes at 907 Debow Street, created under Title 66, Section 27-103(b), et seq , as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 907 Debow Street, a horizontal property regime with private elements, of record in Instrument No 20240618-0045961, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the Site Plan of Units A & B 907 Debow Street, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 907 Debow Street provided in said Declaration, together with the By-Laws appended thereto, the Site Plan attached as exhibit to said Declaration, the Original Plan of record in Book 1424, page 65, as revised in Book 1835, page 52, said Register's Office, and Property Survey of record in Book 1835, page 87, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the 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 May 30, 2024, recorded May 31, 2024, of record in Instrument No. 20240531-0040366, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at **907 Debow Street, Old Hickory, TN 37138**

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 17th day of March, 2025

GRANTOR

Utopia Homes, LLC, a Tennessee limited liability company

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 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 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 17th day of March, 2025

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Public
My Commission expires: 5-9-26