Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250550892

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,525,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of June, 2025.

Notary Public
My Commission Expires:

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1283147
06/09/2025 09:46:06 AM
Fees: $13.00 Taxes: $5,642.50

Davidson County
DEEDWARR
2 pgs

20250609-0044999

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Douglas Wiley Deneal Wallace and Amanda Beatrix Smith 796 Montrose Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 118-02-1P-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Herman Cukier and Clare Cukier, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Douglas Wiley Deneal Wallace, unmarried, and Amanda Beatrix Smith, unmarried, joint tenants with rights of survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. "B" on the plan of Homes at 2509 Vaulx Lane, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2509 Vaulx Lane, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220927-0106864 and amended in Instrument No. 20231128-0091939, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to HERMAN CUKIER AND CLARE CUKIER, HUSBAND AND WIFE, by deed from KE HOLDINGS LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, of record in Instrument No. 20231213-0095989, dated December 4, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 118-02-1P-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No.20220927-0106864, amended in Instrument No. 20231128-0091939, said Register's Office.

Matters shown on the Plan of record in Plat Book 547, page 25, said Register's Office.

This is improved property located at 796 Montrose Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 5th day of June, 2025.

Herman Cukier

Clare Cukier

STATE OF Connecticut)
COUNTY OF New London) Groton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Herman Cukier and Clare Cukier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~5th~~ 4th day of June, 2025.

Notary Public SHELONDA L. ESCO

My Commission Expires: June 30, 2029

SHELONDA L ESCO
Notary Public, State of Connecticut
My Commission Expires June 30, 2029