This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-6201-MC

Karen Johnson Davidson County
Batch# 1288321 DEEDWARR
06/23/2025 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250623-0048741

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2025.

NATHAN A. ABELT
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 19, 2028
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 09/19/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Luke A. Wallace 216 Graylynn Drive Nashville, TN 37214	Guaranteed Rate, Inc. 3940 North Ravenswood Avenue Chicago, IL 60613	095 04 0 160.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Stephanie C. Darmofalski, a single woman, and Matthew C. Mirando, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **Luke A. Wallace, a single man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of EVA-MOR HEIGHTS, as ofrecord in Plat Book 1424, Page 149, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephanie C. Darmofalski and Matthew C. Mirando, as joint tenants with right of survivorship, by Warranty Deed from Gene M. Buck, an unmarried person, of record in Instrument No. 20140703-0058993, in the Register's Office of Davidson County, Tennessee, dated June 24, 2014 and recorded on July 03, 2014.

This is ☒ improved or ☐ unimproved property located at: **216 Graylynn Drive, Nashville, TN 37214**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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 20th day of June, 2025

.

GRANTOR:

Stephanie C. Darmofalski

Matthew C. Mirando

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Stephanie C. Darmofalski and Matthew C. Mirando,** 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of June, 2025.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

202506230048741

Certificate of Authenticity

I, Kimbra Spann, 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 06/20/2025.

Date

Affiant Signature

6/20/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of June, 20 25.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY