THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5281
Parcel ID: 083-07-2C-002-00

Property Address:
913 Crescent Hill Road, B, Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1329645 DEEDWARR
10/02/2025 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20251002-0078704

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
CMG Mortgage Inc. dba CMG Home Loans
3160 Crow Canyon RD, Ste 400
San Ramon, CA 94583

Address of New Owner:
HERMAN JOHN SHANIAN
1 Panfield Place
Mount Sinai, NY 11766

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **CAMERON CARVER and ERIN CARVER, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **HERMAN JOHN SHANIAN, a married man**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 913 Crescent Hill Road, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200103-0000615 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office fir Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to CAMERON CARVER and ERIN CARVER, husband and wife by Deed dated October 20, 2020 from LS-TG HOME FUND, LLC, a Delaware Limited Liability Company, recorded October 23, 2020, in Instrument Number 20201023-0123370, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 913 Crescent Hill Road, B, Nashville, TN 37206.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2025 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 2133, page 1, Register's Office for Davidson County, Tennessee.

3. Charter for Homeowners Association of record in Instrument No. 20200103-0000614, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200103-0000615, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 29 day of September, 2025.

CAMERON CARVER

ERIN CARVER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named CAMERON CARVER and ERIN CARVER, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 29th day of September, 2025.

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/09/2028
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:
12/09/2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $800,000.00.

Affiant

SWORN TO and subscribed before me on this 30 day of September, 2025.

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
2-1-27

202510020078704

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 9-29-25 (date of document).

Affiant Signature

9-29-25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

