Karen Johnson Davidson County
Batch # 1403482 DEEDWARR
04/08/2026 02:30:12 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20260408-0028524

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BM-26-536A

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of April, 2026

Notary Public

Commission Expires: _____

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Federico Markowicz 536A River Rouge Drive Nashville, TN 37209	FirstBank 722 Columbia Ave Franklin, TN 37064	090-16-3C-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Rachel DANIELE SIMPSON Millard, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Federico Markowicz, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A as shown n Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 536 River Rouge Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220426-0047544, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rachel Millard, unmarried by Warranty Deed from Z1, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20231227-0099117 Register's Office for Davidson County, Tennessee, dated December 20, 2023 and recorded on December 27, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 536A River Rouge Drive, Nashville, TN 37209

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 so 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of April, 2026.

Rachel DANIELE SIMPSON Millard

STATE OF NEW YORK
COUNTY OF CLINTON

On this 6th day of April, 2026, before me personally appeared Rachel DANIELE SIMPSON Millard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, and office, this 6th day of April, 2026.

Notary Signature
My commission expires: 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 4/6/26.

Date

Affiant Signature

4/7/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of APRIL, 2026.

Notary's Signature

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: 05/08/28

Date

Notary's Seal (if on paper)