This instrument prepared by:
Momentum Title, LLC - Nashville
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 16-8958-AJ

Karen Johnson Davidson County
Batch# 1429790 DEEDWARR
06/09/2026 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20260609-0051982

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2026.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eric Ly and Hannah Ly 2 Leighton Street 224 Cambridge, MA 02141	OrangePath Financial, Inc 3635 Peachtree Industrial Boulevard Ste 250 Duluth, GA 30096	131 02 4J 002.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Joy S. Crowther, Trustee of the Joy S Crowther Revocable Trust dated December 7, 2012** (individually and/or collectively, "Grantor"), transfer and convey unto **Eric Ly and Hannah Ly, husband and wife** (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 Unit No. 2 on the plan of THE COTTAGES AT GALBRAITH DRIVE, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of THE COTTAGES AT GALBRAITH DRIVE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151001-0099966, in the 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 Joy S. Crowther, Trustee of the Joy S. Crowther Revocable Trust dated December 7, 2012, by Warranty Deed from Paige M. Harris and Krista A. Gyarmati, a married couple, of record in Instrument No. 20221108-0119984, in the Register's Office of Davidson County, Tennessee, dated November 07, 2022 and recorded on November 08, 2022.

This is improved property located at: **2017B Galbraith Drive, Nashville, TN 37215**

This conveyance is made subject to 1) property taxes for the year 2026 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 5th day of June, 2026.

GRANTOR:

Joy S. Crowther Revocable Trust dated December 7, 2012

By: Joy S. Crowther, Trustee
Joy S. Crowther, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joy S. Crowther, Trustee of Joy S. Crowther Revocable Trust dated December 7, 2012, 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.

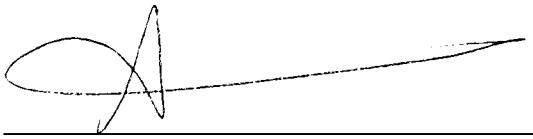
WITNESS my hand and seal at office this 5th day of June, 2026.

Griffin Dunham
Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-5-2026.



Affiant Signature — Date: 6-5-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-5-2026.



Notary's Signature

My Commission Expires: 4-21-2030

Notary's Seal

