Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260554612

Karen Johnson Davidson County
Batch # 1436485 DEEDWARR
06/22/2026 11:19:35 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20260622-0055894

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $395,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of June, 2026.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Moving Nashville LLC and MCM Builders LLC 592 Highcrest Dr. Nashville, TN 37211	New Owner	Tax Parcel ID No. 147-15-0-009.00

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, **Thomas J. Donovan and Madeleine D. Donovan, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Moving Nashville LLC, a Tennessee limited liability company, as to an undivided 50% interest and MCM Builders LLC, a Tennessee limited liability company as to an undivided 50% interest, all as Tenants in Common**, ("Grantees"), its 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 Lot No. 108 on the Plan of Whispering Hills, Section One, of record in Plat Book 2331, Page 82, 83 and 84, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas J. Donovan and Madeleine D. Donovan, husband and wife by Warranty Deed from John M. Fant and Sarah Sanders Fant, husband and wife of record in Instrument No. 20160111-0002914 Register's Office for Davidson County, Tennessee, dated December 23, 2015 and recorded on January 11, 2016.

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.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 82 through 84, inclusive, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2481, Page 499, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 5005 Cherrywood Drive Nashville TN 37211

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, Grantors have executed this instrument on this 18th day of June, 2026.

Thomas J. Donovan

Madeleine D. Donovan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas J. Donovan and Madeleine D. Donovan, 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 18th day of June, 2026.

Notary Public
My Commission Expires: _____

