Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-26-2293

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Kirsten Vrider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of June, 2026

I. M. Corriveau
Notary Public

Commission Expires: 11/22/2029

CM CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1438917 DEEDWARR
06/29/2026 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20260629-0058558

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yevheniya S. Kvaternyuk, 2032 Kirkwall Drive Nolensville, TN 37135	Liberty Federal Credit Union mortgage servicing 1200 Forest Bridge Road Louisville, KY 40223	187-09-0A-350.00-CO

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,
Andy C Maloy and Tracey J Maloy, Trustees of Maloy Family Trust dated May 7, 2019
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Yevheniya S. Kvaternyuk, an unmarried person
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 Lot No. 350 on the Plan of Phase Two Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20200910- 0103205, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andy C. Maloy and Tracey J. Maloy, as Trustees of the Maloy Family Trust, Dated May 7, 2019 by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20220301-0022923 Register's Office for Davidson County, Tennessee, dated December 29, 2021 and recorded on March 01, 2022.

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: 2032 Kirkwall Drive, Nolensville, TN 37135.

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 25th day of June, 2026.

Maloy Family Trust dated May 7, 2019

By: _____
Andy C Maloy, Trustee

By: _____
Tracey J Maloy, Trustee

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 Andy C Maloy and Tracey J Maloy, Trustee(s) of Maloy Family Trust dated May 7, 2019, 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 25th day of June, 2026.

_____
Notary Signature
My commission expires: 4-22-2030

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

I, Kirsten Virden, 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 6-25-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 6-25-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of June, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

