WARRANTY DEED

Bill Garrett Davidson County
Batch# 134195 **DEEDWARR**
08/28/2018 01:55:40 PM 4 pgs
Fees: $23.00 Taxes: $1,054.13

20180828-0085271

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
SIDWELL & BARRETT, P.C. 5107 Maryland Way
Stewart Title Company Tennessee Division Brentwood TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine Tourangeau	new owner	07108041400
(NAME)	(NAME)	
1805 Jones Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Brian Zalneraitis and Iryna Pikhotska, both unmarried as tenants in common with right of survivorship, hereinafter called the GRANTOR(S),have bargained and sold, and by these presents do transfer and convey unto Catherine Tourangeau, an unmarried woman, and Roger E. Tourangeau, a married man, as tenants in common with right of survivorship, hereinafter called the GRANTEE(S), their 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 all of Lot 4 Resubdivision of Lot 1 on the Plan of Walnut Grove Annex, of record in Plat Book 8250, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian Zalneraitis and Iryna Pikhotska, both unmarried as tenants in common with right of survivorship by Quitclaim Deed from Brenda Stewart, Bruce Zalneraitis and Olena Pikhotska dated March 15, 2018 and recorded March 26, 2018 of record in Instrument No. 20180326-0027951, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian Zalneraitis and Brenda Stewart and Bruce Zalneraitis Iryna Pikhotska and Olena Pikhotska, tenants in common with right of survivorship by Warranty Deed from Dale Hire dated July 17, 2015 and recorded July 23, 2015 of record in Instrument No. 20150723-0072228, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Book 8250, Page 68, in the Register's Office for Davidson County, Tennessee.

File No.: 257816
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-KH-18-1805

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1805 Jones Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Witness my/our hands this 23 day of August, 2018..

Brian Zalneraitis

Iryna Pikhotska

State of Washington
County of Thurston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Zalneraitis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23 day of August, 2018.

Notary Public:
My Commission Expires: 11/29/21

NICOLE TINDER NOTARY PUBLIC COMMISSION EXPIRES 11-29-21 STATE OF WASHINGTON

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1805 Jones Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Witness my/our hands this 21st day of August, 2018..

Brian Zalneraitis

Iryna Pichotska

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Zalneraitis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of _____, 2018.

Notary Public:
My Commission Expires: _____

State of NJ
County of Camden

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Iryna Pikhotska, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of August, 2018.

Notary Public:
My Commission Expires: March 30, 2020

SCOTT D LEVY
Notary Public
State of New Jersey
My Commission Expires Mar. 30, 2020
I.D.# 2452006

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027