Karen Y Johnson Davidson County
Batch# 146309 DEEDWARR
09/28/2018 09:00:20 AM 2 pgs
Fees: $13.00 Taxes: $1,019.35
20180928-0096158

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of September, 2018.

Notary Public

(Affix Seal)

My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

2018-292-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Aleksandr Kovalev and Margarita Kovaleva 1541 Celebration Way Nashville, TN 37211	OWNER	Map/Parcel 172-08-0B-004.00-C

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tanya Janine Nyusa**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Aleksandr Kovalev and Margarita Kovaleva**, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, that 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. 4 on the Revised Final Plat of Bridle Downs, Phase One, a Planned Unit Development, as of record in Book 6900, page 701 through 703, and as corrected in Book 8169, page 240, Register's Office of Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof. *unmarried

Being the same property conveyed to Tanya Janine Nyusa by Warranty Deed dated September 21, 2015 from Meredith Myers, unmarried and Brandi D. Pedigo, unmarried, of record in Instrument Number 20150923-0096655, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for the year 2018 have been prorated between the parties as of this date, with subsequent years taxes to be assumed by Grantee; zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is IMPROVED property known as 1541 Celebration Way, Nashville, TN 37211 .

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 the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her heirs and assigns, 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.

Witness my hand this 14 day of September, 2018:

Tanya Janine Nyusa

STATE OF M·D
COUNTY OF Howard

On this 14th day of September, 2018, before me personally appeared Tanya Janine Nyusa, 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 (or person's) free act and deed.

Witness my hand, ~~at office~~, this 14th day of September, 2018.

Notary Signature
My commission expires:

PADMAVATHI KATURI
Notary Public-Maryland
Howard County
My Commission Expires
October 06, 2021