Name and Address of New Owner:
Nina Kovalenko, Yura Kovalenko, Svetlana Kovalenko, Dmitri Kovalenko
724 Magnolia Trail
Nashville, TN 37221

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
3102 West End Avenue Ste400
Nashville, TN 37203

Karen Y Johnson Davidson County
Batch# 178803 DEEDWARR
12/28/2018 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20181228-0125798

Map & Parcel No: 142-11-0B-013.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ashok Kumar**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yura Kovalenko, Nina Kovalenko, Svetlana Kovalenko, Dmitri Kovalenko,** "the Grantees," the following described real estate in Davidson County, Tennessee:

- A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follow to-wit:

  Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Magnolia Place, as of record in Book 7900, Page 729, said Register's Office, to which plan of reference is hereby made for a complete description of said lot.

Being the same property conveyed to Ashok Kumar, a married man by Deed dated July 6, 2001 from Chris Kim and wife, Tamara Kim, recorded on July 11, 2001, of record in Instrument No. 20010711-0074101, Register's Office for Davidson County, Tennessee.

This is improved property known as 724 Magnolia Trail, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of December, 2018.

(SEAL)
Ashok Kumar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of December, 2018, before me personally appeared Ashok Kumar, 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 27th day of December, 2018.

Notary Signature
My commission expires:

MELODY WEAVERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $349,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of December, 2018.

Notary Public
My commission expires: July 24 2022
File No. 2018-38

HEATHER R. HUNTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Quin Segall, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Quin Segall

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Mary Clifton, a notary public for this county and state, Quin Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: NOVEMBER 14, 2021

Mary Clifton

Notary's Signature

My Commission Expires: November 14, 2021

Notary's Seal (If on paper)