ADDRESS NEW OWNER AS:
Anastasiia & Andriy Tyshchenko
205 Donelson Hills Dr.
Nashville, TN 37214

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 234972 DEEDWARR
05/28/2019 09:30:29 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20190528-0049863

SEND TAX BILLS TO:
~~New Owner~~ CMG Mort. Inc.
3161 Crow Canyon Pl. Ste. 400
San Ramon, CA 94583

Map/Parcel 084-13-0-025.00

THIS DEED OF CONVEYANCE, executed and delivered by **NORMAN EUGENE RICHARDS, Successor Trustee under The Norman H. Richards and Bessie N. Richards Revocable Trust dated February 11, 1993**, hereinafter called the Grantor, to **ANASTASIIA TYSHCHENKO** and **ANDRIY TYSHCHENKO**, wife and husband, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

**Being Lot No. 100 on the Plan of Donelson Hills, as of record in Plat Book 2331, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**

**PLAT MATTERS: The above described property is subject to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on plan of Donelson Hills, as of record in Plat Book 2331, pages 22 and 23, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Norman H. Richards and wife, Bessie N. Richards, by deed from Emily C. LeRoy, unmarried, recorded November 27, 2001 in Instrument No. 20011127-0129003, Register's Office for Davidson County, Tennessee. Norman H. Richards died on August 22, 2013, thereby vesting title solely in Bessie N. Richards as surviving tenant by the entireties. Bessie N. Richards died testate on March 4, 2019, a citizen and resident of Robertson County, Tennessee. In item #2.1 Bessie N. Richards devised all of her real property to the Norman H. Richards and Bessie N. Richards Revocable Trust dated February 11, 1993. Norman Eugene Richards, b/s/p/a Norman E. Richards, is the Successor Trustee of said Trust pursuant to Certification of Trust of record in Instrument No. 20190528-0049862, said Register's Office.**

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantor further covenants with the Grantees, survivor and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Norman Eugene Richards also executes this deed in his capacity of Executor of the Estate of Bessie N. Richards in order to convey, without warranties of title, any right, title and interest the estate may have in the real estate, especially the right to subject the property to payments of debts and expenses thereof.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on the date indicated in the notary acknowledgement below.

THE NORMAN H. RICHARDS AND
BESSIE N. RICHARDS REVOCABLE TRUST
DATED FEBRUARY 11, 1993

By: Norman E Richards
Norman Eugene Richards, Successor Trustee

STATE OF MICHIGAN )
COUNTY OF Oakland )

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Norman Eugene Richards**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the properly appointed Successor Trustee of the Norman H. Richards and Bessie N. Richards Revocable Trust dated February 11, 1993, and that he, in the capacity of Successor Trustee, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

WITNESS my hand and official seal of office this the 6th day of May, 2019.

My Commission Expires: 05-17-19

NOTARY PUBLIC
Rita C. Turner
Oakland County, Michigan
Acting in Wayne County, Michigan

RITA C. TURNER
NOTARY PUBLIC
MY COMMISSION EXPIRES
MAY 17, 2019
COUNTY OF OAKLAND
STATE OF MICHIGAN

ESTATE OF BESSIE N. RICHARDS

BY: Norman E Richards
Norman Eugene Richards, Executor

STATE OF MICHIGAN )
COUNTY OF Oakland )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Norman Eugene Richards** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he is the properly appointed Executor of the Estate of Bessie N. Richards, and that he executed the foregoing instrument as such Executor on behalf of said estate for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 7th day of May 2019.

NOTARY PUBLIC

My Commission Expires: 5-17-19

Acting in Wayne County, Michigan

**********

STATE OF TENNESSEE )
COUNTY OF ~~ROBERTSON~~ ) Rutherford

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$230,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Marcie Rainey
AFFIANT

SUBSCRIBED and SWORN to before me this the 23 day of May, 2019.

NOTARY PUBLIC/Register

My Commission Expires: 9-26-19

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY