Karen Johnson Davidson County
Batch# 238183 DEEDWARR
06/04/2019 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20190604-0052829

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/15/2021

(AFFIX SEAL)

MICHELLE LEE SUMMARY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

B-TW-19-6508

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nijirvan Kuremay and Rozhan Galnasky	Same as owner	
(NAME)	(NAME)	**172-09-0-004.00**
6508 Turnberry Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-8331		
(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 consideration, the receipt of which is hereby acknowledged, **JACK L. YORK TRUSTEE OF THE JACK L. YORK REVOCABLE LIVING TRUST, DATED MAY 28, 2008,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NIJIRVAN KUREMAY AND ROZHAN GALNASKY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Plan of Final Plat of Banbury Estates of record in Plat at Instrument No. 20000921-0094036, 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 Jack L. York by Warranty deed from The Jones Company of Tennessee, L.L.C. of record in Instrument No. 20030423-0053932 Register's Office for Davidson County, Tennessee, dated April 14, 2003 and recorded on April 23, 2003.

Being the same property conveyed to Jack L. York Trustee of the Jack L. York Revocable Living Trust, dated May 28, 2008 by Warranty deed from Jack L. York of record in Instrument No. 20080826-0087482 Register's Office for Davidson County, Tennessee, dated August 20, 2008 and recorded on August 26, 2008.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20000921-0094036, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10369, Page 48, as supplemental in Book 10962, page 516, Book 11218, page 180, Instrument No. 20010523-0053234 and amendments in Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20020610-0070239, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 11187, Page 575, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 11213, Page 82, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20030423-0053932 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6508 Turnberry Way, Brentwood, Tennessee 37027-8331**.

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), their heirs and 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), 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/our hand(s) this the 31st DAY OF MAY, 2019.

The Jack L. York Revocable Living Trust, dated May 28, 2008

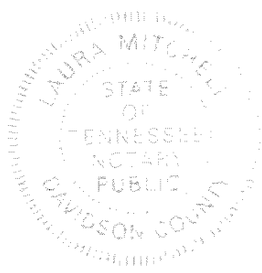
BY: _____
Jack L. York
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK L. YORK, TRUSTEE of THE JACK L. YORK REVOCABLE LIVING TRUST, DATED MAY 28, 2008, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of May, 2019.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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.

Signature

State of TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

