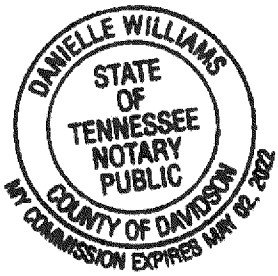
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Heather R Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2019

Danielle Williams
Notary Public

MY COMMISSION EXPIRES: 5/2/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nadia Yevdoshenko	Same	142 10 0B 074.00
(NAME)	(NAME)	
502 Belle Pointe Court	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 247005 DEEDWARR
06/21/2019 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20190621-0060263

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Brian Coulam, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Serhii Yevdoshenko and Nadiia Yevdoshenko, husband and wife, and Bors Batsuk, a married person, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 74 on the plan of Belle Pointe, Phase IV, of record in Book 6900, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Brian Coulam by Warranty Deed from Beverly A. Kiske, unmarried, dated May 14, 2004, of record in Instrument No. 20040514-0056765, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, page 44; Quitclaim Deed to Homeowners Association for common area of record in Book 6999, page 982; Charter of Belle Pointe Homeowners Association of record in Book 6762, page 261 and Book 8016, page 858; Rule regarding enforcement of governing documents of record in Instrument No. 20051027-0130021; Restrictions of record in Book 6689, page 772; Book 6702, page 409; Book 6770, page 814; Book 6774, page 774; Book 6819, page 164; Book 6862, page 292 and Book 6959, page 766; and By-Laws of Belle Pointe Homeowners Association of record in Book 6689, page 772; Book 7409, page 224; Book 7851, page 215; Book 9319, page 443; Instrument No. 20020130-0013252 and Instrument No. 20141202-0110210, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 502 Belle Pointe Court, Nashville, TN 37221

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 this 21st day of June, 2019.

Brian Coulam

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brian Coulam, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 21st day of June, 2019.

Notary Public
My Commission Expires: 6/12/21

File No.: 29601

VALERIE L KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06.12.2021

Certificate of Authenticity

I, Glen Sewell, 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.

Glen Sewell

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Heather Hunter, a notary public for this county and state, Glen Sewell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather R Hunter

Notary's Signature

My Commission Expires: July 24, 2022

Notary's Seal (If on paper)

