BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 17th day of June, A.D., 20 19, by and between

Dmitry Ginzburg and Ashley Ginzburg husband and wife

First Parties, and

Trevor John Mathiesen and Sarah Elizabeth Capps Mathiesen, Husband and Wife

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section Two, Williams Grove, of record in Book 9700, Pages 902-906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dmitry Ginzburg and Ashley Ginzburg, husband and wife by Deed dated July 14, 2017 from Leslie A. Atchley and Daniel R. Atchley, husband and wife, recorded July18, 2017, in Instrument Number 20170718-0072172, in the Official Records of Davidson County, Tennessee.

OWNER:
Trevor John Mathiesen and Sarah Elizabeth Capps Mathiesen, husband and wife
404 Waterton Court
Brentwood, TN 37027

RESPONSIBLE TAXPAYER:
Acopia, LLC
306 Northcreek Blvd, Ste. 100
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 250531 DEEDWARR
07/01/2019 08:35:18 AM 3 pgs
Fees: $18.00 Taxes: $1,672.40
20190701-0063319

CLT # 172-13-0A-068.00-C0

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____
Dmitry Ginzburg

× _____
Ashley Ginzburg

✓STATE OF Texas

✓COUNTY OF Dallas

Personally appeared before me, Dmitry Ginzburg and Ashley Ginzburg husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 20 19.

✓_____
Notary Public

C. REYANN MARTINEZ NOTARY PUBLIC STATE OF TEXAS ID 131127038 06/05/2021

My Commission Expires: ✓06/05/2021

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 452,000.00.

Betty Rogers
Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 27th day of June, 2019.

Signature of Notary Public

Notary Seal

Tonya B. Cherry
Printed Name of Notary

August 30, 2021
Commission Expiration

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021