Karen Johnson Davidson Co
Batch# 253870 **DEEDWARR**
07/08/2019 03:52:36 PM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20190708-0066424

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Meredith Mayo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 7, 2020

A-IP-19-2503A

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)
Emily Kathleen Dougherty	AMERIS BANK	
(NAME)	(NAME)	
2503 A Blair Blvd.	1800 PARKWAY PLACE #820	104-15-0E-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	MARIETTA, GA 30067	
(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, **KATHERINE ELIZABETH FORMOSA, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY KATHLEEN DOUGHERTY, A SINGLE WOMAN,** 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 Unit A of the Homes at 2503 Blair Boulevard, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 2503 Blair Boulevard, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190614-0057433, 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 Katherine Elizabeth Formosa, an unmarried woman by Warranty deed from Elizabeth E. Perryman of record in Instrument No. 20140729-0067382 Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on July 29, 2014.

The said Katherine Elizabeth Formosa having since married. Oleg Ovchinnikov joins in this conveyance to convey any marital interest he may have in the subject property.

Power of Attorney for Oleg Ovchinnikov appointing Katherine Formosa of record in Instrument No 20190606-0054385.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4884, Page 39, Register's Office for Davidson County, Tennessee.
- Joint Driveway Agreement of record in Book 5006, Page 371, Book 5104, page 919, amended and restated in Instrument No. 20140729-0067381 , in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration recorded in Instrument No. 20190614-0057433 .
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2503 A Blair Blvd., Nashville, Tennessee 37212**.

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 14th DAY OF JUNE, 2019.

Katherine Elizabeth Formosa
Katherine Elizabeth Formosa

Oleg Ovchinnikov by Katherine Elizabeth Formosa Attorney in-fact
Oleg Ovchinnikov by Katherine Formosa as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE ELIZABETH FORMOSA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE FORMOSA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of OLEG OVCHINNIKOV, and who acknowledged he/she/they executed the same as the free act and deed of the said OLEG OVCHINNIKOV.

Witness my hand and official seal, this the 14th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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