WARRANTY DEED

Karen Johnson Davidson County
Batch# 287255 **DEEDWARR**
09/18/2019 07:52:13 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20190918-0094363

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2019.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-081417

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alexandra Artourovna Yatchenko	City National Bank	
(NAME)	(NAME)	
4227 West Hamilton Road	350 S. Grand Ave FL 5	058-14-0-025.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Los Angeles CA 90071	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Forty Thousand And No/100 Dollars ($440,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ANDREW ROLLEY, A MARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALEXANDRA ARTOUROVNA YATCHENKO, AN UNMARRIED WOMAN, 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. 158 on the Plan of Enchanted Hills, Section 5 of record in Plat Book 3700, Page 132, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 158 fronts 140.71 feet on the Westerly margin of West Hamilton Road and runs back between lines, the Northerly line being 317.3 feet and the Southerly line being 348.2 feet to a line in the rear measuring 129.3 feet thereon.

Being the same property conveyed to Andrew Jackson Harris, unmarried by Warranty deed from Gordon Memorial United Methodist Church of record in Instrument No. 20050422-0045067 Register's Office for Davidson County, Tennessee, dated April 15, 2005 and recorded on April 22, 2005.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Book 3700, Page 132, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-BMR-19-4227

Being the same property conveyed to Andrew B. Harris, as sole heir of Andrew Jackson Harris by Tennessee Quitclaim Deed from Andrew B. Harris is the executor of the will of his father, Andrew Jackson Harris of record in Instrument No. 20170803-0079090 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 03, 2017.

Being the same property conveyed to Andrew Rolley, married by Warranty deed from Andrew E. Harris, Single of record in Instrument No. 20190201-0009848 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 01, 2019.

unimproved ☐
This is improved ☒ property, known as 4227 West Hamilton Road, Nashville, TN 37218
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Andrew Rolley, A MARRIED MAN this 12 day of September, 2019.

Andrew Rolley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 12th day of September, 2019, before me personally appeared Andrew Rolley, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of September, 2019.

Notary Public

My Commission Expires: 7/5/24

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY