Karen Johnson Davidson County
Batch# 290982 DEEDWARR
09/25/2019 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20190925-0097558

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

WARRANTY DEED

Effective as of **September 16th, 2019**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Michail M. Zaboikin and wife, Tatiana N. Zaboikin a/k/a Tatiana N. Zaboikina,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **MUPR 3 ASSETS, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Section Two, Boone Trace at Biltmore, of record in Book 9700, page 316, amended by Surveyors Certificate of Correction, of record in Book 10995, page 618 and Book 11275, page 885, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michail M. Zaboikin and wife, Tatiana N. Zaboikin, by Warranty Deed from James D. Roemer and wife, Lisa M. Roemer, of record in Instrument No. 20000801-0075960, in the Register's Office of Davidson County, Tennessee, dated April 26, 2000 and recorded on August 01, 2000.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 9700, Pages 316 of record in the Register's Office of **Davidson County**, Tennessee; **2019 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

GRANTOR(S):

Michail M. Zaboikin

Tatiana N. Zaboikin a/k/a Tatiana N. Zaboikina

STATE OF Wisconsin

COUNTY OF Dane

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Michail M. Zaboikin and Tatiana N. Zaboikin a/k/a Tatiana N. Zaboikina,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of his/her/their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 13th day of September, 2019.

NOTARY PUBLIC STAR BANSLEY STATE OF WISCONSIN

Notary Public

My Commission Expires:

12/26/2021

New Owner Name and Address to: MUPR 3, ASSETS LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 7705 Daniel Trace Nashville, TN 37221 Mail tax bills to: MUPR 3 ASSETS, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 126-15-0A-104.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $270,000.00. AFFIANT Subscribed and sworn to before me this 16 day of September, 2019. NOTARY PUBLIC Commission expires: 2/25/23

R. ALAN ALSOBROOK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 02-25-23

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Stevie Friesth, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

