35053

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35053-09-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $417,000.00. Affiant Subscribed and sworn to before me this 15th day of October, 2019. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Paul E. Stach, Beatriz D. Stach 855 Brook Hollow Road Nashville, TN 37205	Paul E. Stach, Beatriz D. Stach 855 Brook Hollow Road Nashville, TN 37205	Map and Parcel No.: 102 11 0 048 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Liudmila V. Strogonova and husband, Carlos A. Medina** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Paul E. Stach and Beatriz D. Stach**, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 855 Brook Hollow Road, Nashville, TN 37205.

Liudmila V. Strogonova and Liudmilla V. Strogonova are one and the same person.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 302353 DEEDWARR
10/17/2019 11:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,542.90
20191017-0106506

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of October, 2019.

Liudmila V. Strogonova
Liudmila V. Strogonova a/k/a Liudmilla V. Strogonova

Carlos A Medina
Carlos A. Medina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Liudmila V. Strogonova, a/k/a Liudmilla V. Strogonova, and Carlos A. Medina, 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 15th day of October, 2019.

Notary Public

My Commission Expires:

10-2-2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Horton Heights, Section VI, as of record in Plat Book 2133, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Liudmilla V. Strogonova and husband, Carlos A. Medina by deed dated August 22, 2012 from Debbie Graham, unmarried and Lisa Smith, unmarried of record in Instrument No. 20120824-0076349, Register's Office for Davidson County, Tennessee.

Liudmila V. Strogonova and Liudmilla V. Strogonova are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 102 11 0 048 00.
2. Restrictive Covenants contained in an instrument of record in Book 2106, page 178, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2133, page 24, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

