WARRANTY DEED

SCHMELLA-H19350

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF November, 2019.

Notary Public

My Commission Expires: 07/11/2020

(Affix Seal)

KEVIN W. LARGE NOTARY PUBLIC SUMNER COUNTY TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lindsay Schmella, a married woman	NEW OWNER	108.08-0-303.00
3197 Trails End Lane		
Nashville, TN 37214		

Karen Johnson Davidson County
Batch# 309999 **DEEDWARR**
11/04/2019 09:10:45 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20191104-0113132

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, I/we, VENIAMIN PALEKHA AND NATALIA PALEKHA, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LINDSAY SCHMELLA, A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs 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 Lot 2-B on the Plan of Zone Lot Division Lot 2, Section One, Trailwood, of record in Plat Book 6250, Page 377, 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 Veniamin V. Palekha and Natalia Palekha, husband and wife by deed from Kirrit Bhikha, married of record in Book 201702020011301, recorded on 02/02/2017, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 3197 Trails End Lane, Nashville, Tennessee 37214 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 1st day of November, 2019 :

Veniamin Palekha

Natalia Palekha

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Kevin Tracy Williams, a Notary Public in and for said County and State, the within named VENIAMIN PALEKHA AND NATALIA PALEKHA, the bargainor(s), 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 and official seal at Sumner County, Tennessee, this 1st day of November, 2019.

Notary Public

My Commission Expires: 07/11/2020

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN