This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5466

Karen Johnson Davidson County
Batch# 314551 DEEDWARR
11/12/2019 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.13
20191112-0116475

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $514,900.00

Affiant

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this the ~~8th~~ 12th day of November, 2019

Notary Public
My Commission Expires: OCT 2 0 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexandra S. Popova 4807 A Tennessee Avenue Nashville, TN 37209	NewOwner	091-07-4P-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Samir Rastoder, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alexandra S. Popova, an unmarried man**, hereinafter called the Grantee(s), his/her/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 Unit No. A, on the Plan of 4807 Tennessee Avenue Homes, A Horizontal Property Regime With Private Elements attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 4807 Tennessee Avenue Homes, A Horizontal Property Regime With Private Elements, of record in Instrument No. 20181217-0122121, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Samir Rastoder, a married man by Warranty deed from Joshua L. Donnell, a married man of record in Instrument No. 20190104-0000979 Register's Office for Davidson County, Tennessee, dated December 28, 2018 and recorded on January 04, 2019.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ improved or ☐ unimproved property located at: **4807 A Tennessee Avenue, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of November, 2019.

GRANTOR:

Samir Rastoder

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samir Rastoder, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of November, 2019.

CHRISTOPHER BUCKLEY SUTTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-26-21

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER