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

Karen Johnson Davidson County
Batch# 341482 DEEDWARR
01/10/2020 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,063.75
20200110-0003681

# WARRANTY DEED

Effective as of **December 16, 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, **Yelena Samarsky and husband, Timothy Yagolinkov a/k/a Timofey Yagolinkov** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **TRANS AM SFE II, 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. 21, on the plan of Final Plat, Phase 1-A, Section 4, Harborview, as shown of record in Plat Book 7900, Page 386, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by Quit Claim Deed of record in Instrument No. **20141209-0112571** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded at Plat Book 7900, Page 386; declaration of covenants, conditions and restrictions recorded at Book 7471, Page 26, Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863; Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361, Book 9182, Page 786, Book 7522, Page 339, Book 8263, Page 554, Instrument No. 20160523-0050983; all of record in the Register's Office of **Davidson County**, Tennessee; and and **2020 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.

**WITNESS** the Grantor's hand in Multnomah County, State of Oregon on this 26 day of December, 2019.

GRANTORS:

Yelena Samarsky

Timothy Yagolinkov
a/k/a Timofey Yagolinkov

**STATE OF** Oregon
**COUNTY OF** Multnomah

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Yelena Samarsky and Timothy Yagolinkov,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of 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 26 day of December, 2019.

Notary Public

My Commission Expires:
9-12-24

OFFICIAL STAMP
MINDI MARIA HALL
NOTARY PUBLIC - OREGON
COMMISSION NO. 990778
MY COMMISSION EXPIRES SEPTEMBER 12, 2023

New Owner Name and Address to:
TRANS AM SFE II, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Property Address:
1917 Portman Dr.
Nashville, TN 37214

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 03, 2021

Mail tax bills to:
TRANS AM SFE II, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Parcel I.D. Numbers:
**108 120B 119.00**

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 **$287,500.00**

AFFIANT

Subscribed and sworn to before me this 27th day of December, 2019.

NOTARY PUBLIC

Commission expires: July 3, 2021

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)

