Karen Johnson Davidson County
Batch# 350039 DEEDWARR
01/29/2020 08:27:09 AM 2 pgs
Fees: $13.00 Taxes: $1,202.13

20200129-0010389

WARRANTY DEED

2019-1670

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of January, 2020.

(Affix Seal) Notary Public
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Courtney Sergeev and Vitaliy Sergeev 7129 Calderwood Drive Antioch, TN 37013	NEW OWNER	181 03 0A 188.00

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, **Adam H. Marshall and Erin M. Marshall, aka Erin M. Fitz, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Courtney Sergeev and Vitaliy Sergeev, wife and husband**, 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 No. 188 on Plan of Indian Creek Estates, Section Three of record in Plat Book 9700, Page 817, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Adam H. Marshall, and Erin M. Fitz, tenants in common with full right of survivorship by Warranty Deed from Travis Smith and wife, Tadera Smith of record in Instrument No. 20150804-0077335, Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 4, 2015.

( ) unimproved
This is (X) improved property know as 7129 Calderwood Drive, Antioch, TN 37013.

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 8th day of January, 2020.

Adam H. Marshall

Erin M. Marshall

State of Tennessee
County of Williamson

Personally appeared before me, April G Nichols a Notary Public in and for said County and State, the within named Adam H. Marshall and Erin M. Marshall, 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, this 8th day of January, 2020.

Notary Public
My Commission Expires: 6-24-2023

