Karen Johnson Davidson County
Batch# 421856 DEEDWARR
06/22/2020 10:18:30 AM 4 pgs
Fees: $23.00 Taxes: $2,837.90
20200622-0066383

#35433

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35433-04-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $767,000.00. Affiant Subscribed and sworn to before me this 18th day of June, 2020. Notary Public My Commission Expires: October 2, 2023

WARRANTY DEED

Address New Owner: Lyubov Naiditch, Gideon Naiditch 121 Wentworth Avenue Nashville, TN 37205	Send Tax Bills To: New Owners 121 Wentworth Avenue Nashville, TN 37205	Tax Information: Map and Parcel No.: 116160B01100CO

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, **Susan Elaine Dudley**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lyubov Naiditch and Gideon Naiditch**, wife and husband ("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 121 Wentworth Avenue, Nashville, TN 37205.

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 Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of June, 2020.

Susan Elaine Dudley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan Elaine Dudley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2020.

Notary Public

My Commission Expires:
10-2-2023



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of the Second Revision of the Iroquois of Nashville of record in Plat Book 6900, pages 61 and 62, Register's Office for said County.

Said Lot No. 11 fronts 81.00 feet on the westerly margin of Wentworth Avenue and extends back 97.23 feet on the northerly line and 78.59 feet on the southerly line to a dead line in the rear, measuring 96.17 feet thereon.

Being the same property conveyed to Susan Elaine Dudley, unmarried by deed dated February 25, 2000 from William M. Warfield and wife, Janet B. Warfield of record in Instrument No. 20000228-0018860, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 116160B01100CO.
2. Declaration of Covenants, Conditions and Restrictions for The Iroquois of Nashville of record in Book 6657, page 683, Book 6684, page 243, Book 6820, page 732, and Book 7523, page 828, and Instrument No. 20190214-0013903, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Iroquois Homeowners Association, Inc. of record in Book 8853, page 662, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4154, page 212, Book 4159, page 136, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, pages 61 and 62, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 6400, page 650, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

