Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2240

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of August, 2020

Notary Public

Commission Expires:

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12-15-2021 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 454719 DEEDWARR
08/12/2020 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $780.33
20200812-0089666

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justin Wilson 257 Becklea Drive Madison, TN 37115	NEW OWNER	043-10-0-074.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Marina Chernitskiy and Alexander Chernitskiy, joint tenants with rights of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Wilson, a single man

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 236 on the Plan of Section Six, Madison Park of record in Plat Book 4300, Page 58, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 236 fronts 68 feet on the Southerly side of Becklea Drive and extends back 135 feet on the East line and 134.8 feet on the West line to a dead line in the rear on which it measures 68 feet.

Being the same property conveyed to Marina Chernitskiy by Warranty deed from Clifford B. Mundy, Individually and Clifford B. Mundy, Executor of the David Ralph Mundy Estate of record in Instrument No. 20170718-0072236 Register's Office for Davidson County, Tennessee, dated June 28, 2017 and recorded on July 18, 2017.

David Ralph Mundy having since died on January 26, 2017, And by his Will of record in Docket No. 17P807, Probate Court

Being the same property conveyed to Marina Chernitskiy and Alexander Chernitskiy, as joint tenants with rights of survivorship by Quitclaim deed from Marina Chernitskiy of record in Instrument No. 20190930-0099460 Register's Office for Davidson County, Tennessee, dated September 28, 2019 and recorded on September 30, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 257 Becklea Drive, Madison, TN 37115

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of August, 2020.

Marina Chernitskiy by Alexander Chernitskiy her Attorney in fact

Marina Chernitskiy by Alexander Chernitskiy, her Attorney-In-Fact

Alexander Chernitskiy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alexander Chernitskiy** 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 Brentwood, Tennessee this 10th day of August, 2020.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.2020

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Alexander Chernitskiy as Attorney in Fact for Marina Chernitskiy , with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Marina Chernitskiy , for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of August, 2020.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.2020

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I, **Jennifer Pennell**, 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.

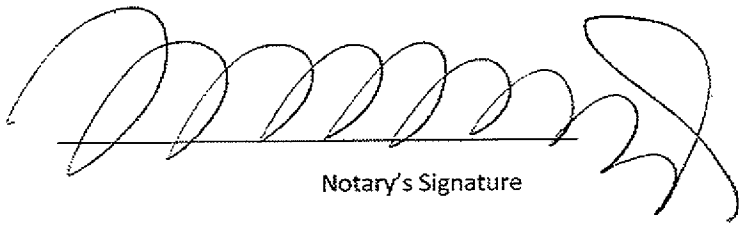


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

