WARRANTY DEED

Karen Johnson Davidson County
Batch# 456815 DEEDWARR
08/14/2020 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20200814-0091151

A-COM-20-836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00.

Bethany D Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Alexandra Yatchenko	**New Owner**	
(NAME)	(NAME)	**146-14-0-013.00**
836 Forest Acres Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **HENSLEY GROUP, A TENNESSEE LIMITED LIABILITY COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDRA YATCHENKO, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 17 and the Southeasterly Triangular part of Lot No. 16 on the Plan of Forest Acres Subdivision, Section Three of record in Plat Book 1424, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the West margin of Forest Acres Drive at the common corner of Lots Nos. 17 and 18; thence with said Drive Northerly 221.8 feet to an iron pin which is 21 1/4 feet North of the common corner of Lots 16 and 17; thence North 76 degrees 40 minutes West crossing the common line of Lots 16 and 17, 180.5 feet in all 163 feet to a hub; thence North 56 degrees 10 minutes West 194.1 feet to the Easterly margin of Otter Creek Road at the common corner of Lots 16 and 17; thence in a Southwesterly direction with Otter Creek Road, 152.3 feet; thence leaving said road South 38 degrees 15 minutes East 334.4 feet to a corner of Lots 17 and 18; thence Easterly the line between said lots 241.9 feet to the beginning..

Being the same property conveyed to Greater Neighborhood Builders, LLC by Warranty deed from Mary E. Henderson and husband, Billy E. Henderson of record in Instrument No. 20180404-0031442 Register's Office for Davidson County, Tennessee, dated April 03, 2018 and recorded on April 04, 2018.

Being the same property conveyed to Hensley Group, LLC, a Tennessee limited liability company by Warranty deed from Greater Neighborhood Builders, a Tennessee limited liability company of record in Instrument No. 20191022-0107919 Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on October 22, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 56, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7266, Page 813, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7704, Page 556, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7797, Page 477 and Book 7797, Page 485, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **836 Forest Acres Dr, Nashville, Tennessee 37220**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13 DAY OF AUGUST, 2020.

Hensley Group, a Tennessee limited liability company

BY: _____

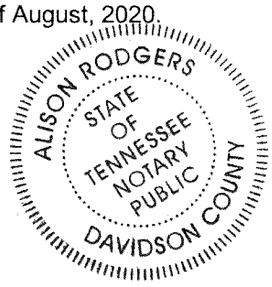
William Grones
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM GRONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HENSLEY GROUP, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of August, 2020.

_____
Notary Public
My Commission Expires: 10-2-23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

