STATE OF Tennessee
COUNTY OF ~~Sumner~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Karen Johnson Davidson County
Batch# 493652 DEEDWARR
10/12/2020 08:13:36 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20201012-0117920

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

File No. 20-9426

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Akbar Z. Nazirov and Sterline Elisee (NAME)	new owners (NAME)	87-1-A-11 CO
4248 Chesney Glen Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Janet A. Ohorodnyk, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Akbar Z. Nazirov and Sterline Elisee, husband and wife**, 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. 11 on the Plan of Section 1A, Chesney Glen, of record in Plat Book 9700, Page 288, Register's Office for said County, reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Janet A. Ohorodnyk, a single person by Warranty Deed dated May 30, 2003 from William R. Putman and wife, Julie M. Putman, recorded June 4, 2003, in Instrument Number 20030604-0076271, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Covenant, Condition, or Restrictions in Book 10278, Page 279, Book 10449, Page 215, Book 10449, Page 217, Book 10640, Page 944, Book 10469, Page 924, Book 10528, Page 73, Book 11317, Page 674, recorded in the Register's Office of the Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, page 288, PUD Boundary Plat in Book 9700, Page 215, Register's Office for Davidson County, Tennessee.

3. Subject to Stormwater Detention Agreement in Book 10357, Page 915, Register's Office for Davidson County, Tennessee.

4. Subject to Charter to HOA in Book 10290, Page 256, Register's Office for Davidson County, Tennessee.

5. Subject to Common Area conveyed to HOA in Book 10420, page 356, Book 11577, Page 623, Register's Office for Davidson

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 20-9426

Davidson County, Tennessee.

6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4248 Chesney Glen Drive, Hermitage, TN 37076.

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 do 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. Whenever 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 5th day of October, 2020.

Janet A. Ohorodnyk

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 5th day of October, 2020, before me personally appeared Janet A. Ohorodnyk, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of October, 2020.

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY ~~AND RETURN TO~~:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066