WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 556163 DEEDWARR
01/19/2021 01:58:52 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20210119-0007954

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ilya Kuzkin and Yana Kuzkin, husband and wife 528 Continental Drive Nashville, TN 37209	PennyMac Loan Services LLC 3043 Townsgate Road, Suite 200 Westlake Village, CA 91361	102-03-0-044.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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, **Kevin Carter, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ilya Kuzkin and Yana Kuzkin, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1326; on the Map of Charlotte Park, Section 17, of record in Book 3600, Pages 21 and 22, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steve L. Soward, Jr., by Warranty Deed from Derrick A. Anderson and Dee-Ann Anderson, unmarried, dated 01/31/2005 and recorded 02/04/2005, of record in Instrument 200502040013462, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin Carter, unmarried by Warranty Deed from Steve L. Soward, Jr., unmarried, dated 10/31/2019 and recorded 11/01/2019, of record in Instrument 201911010112519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 528 Continental Drive, Nashville, TN 37209

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-EH-20528

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. 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 13th day of January, 2021.

Kevin Carter

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kevin Carter with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 13th of January, 2021.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)