Name and Address of New Owner:
David James Olin
7762 Sawyer Brown Road
Nashville, TN 37221

Send Tax Bills To:
David James Olin

Karen Johnson Davidson County
Batch# 570200 DEEDWARR
02/08/2021 10:32:39 AM 2 pgs
Fees: $13.00 Taxes: $754.25
20210208-0017556

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 128 7 10.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Yana Voshchina FKA Yana Leontiyeva, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David James Olin, unmarried** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3A, CLUNAN HEIGHTS (AKA BELLA COVE SUBDIVISION PER SIGNAGE REFERENCED IN DCCR AT 20050502-0048347), SECTION 1, ZONE LOT DIVISION, AS OF RECORD IN PLAT BOOK 6250, PAGE 354, AMENDING BOOK 4300, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREIN MADE FOR A MORE COMPLETE DESCRIPTION OF METES AND BOUNDS.

BEING THE SAME PROPERTY CONVEYED TO YANA LEONTIYEVA BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION, RECORDED ON SEPTEMBER 1, 2011, OF RECORD IN INSTRUMENT NO. 20110901-0067868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

Konstantin Voschina hereby joins in to convey any rights he may have, marital or otherwise.

THIS IS IMPROVED PROPERTY KNOWN AS 7762 SAWYER BROWN RD., NASHVILLE, TN 37221.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of February, 2021.

Yana Voshchina (SEAL)
Yana Voshchina

K. Voshchina (SEAL)
Konstantin Voshchina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of February, 2021, before me personally appeared Yana Voshchina and Konstantin Voschina, 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 4th day of Febrary, 2021.

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $203,850.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
4th day of February, 2021.

Notary Public
My commission expires: 3/28/22
File No. 2020-2005

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY