Karen Johnson Davidson County
Batch# 572259 DEEDWARR
02/10/2021 12:26:30 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20210210-0019174

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0015

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kyle Raymond Neveau	CrossCountry Mortgage	Map: 181140A08300CO
(NAME) 8277 Rossi Road	(NAME) 1616 Westgate Cir., #127	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($280,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

YULIYA CHERNENKO A/K/A YULIA CHERNENKO, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KYLE RAYMOND NEVEAU, 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 Unit No. 83, on the Horizontal Property Regime for The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Yulia Chernenko, a single woman, by deed from Ryan Smith and Patti Smith, husband and wife, of record in Instrument No. 20150922-0096203, dated September 18, 2015, Register's Office for said County.

Yuliya Chernenko and Yulia Chernenko being one and the same person.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees.

Utility and Drainage Easement of record in Instrument No. 20051219-0151953, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of Nashville I, LLC of record in Instrument No. 20170717-0071455, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Instrument No. 20071023-0125249, in the Register's Office for Davidson County, Tennessee.

Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20070509-0055790, in the Register's Office for Davidson County, Tennessee.

Public Utility and Drainage Easement of record in Instrument No. 20051219-0151953, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument No. 20081219-0121383, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20050505-0050659, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to Homeowners Association of record in Instrument No. 20051031-0130768, Instrument No. 20071017-0123091, Instrument No. 20071017-0123089, in the Register's Office for Davidson County, Tennessee.

Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20050922-0114218, amended and supplemented in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071213-0143550, Instrument No. 20071129-0138690, Instrument No. 20080226-0018882 and Instrument No. 20080318-0027346, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 8277 Rossi Road, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 8th day of February, 2021.

Yuliya Chernenko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yuliya Chernenko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 8th day of February, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC