Karen Johnson Davidson County
Batch# 573223 DEEDWARR
02/11/2021 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,283.90
20210211-0019880

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00.

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J-SB-VRES-21-641-142

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)
Tatyana G. Ivanova	**Best Capital Funding**	
(NAME) **641 Old Hickory Blvd #142**	(NAME) **347 Main Street**	**171 03 0B 083.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Franklin, TN 37064**	
(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, **CHARLES R. MYERS AND LEIOTT MICHELLE SMILEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TATYANA G. IVANOVA, 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 Unit number 75 on the plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Book 9700, Page 364, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Charles R. Myers, by Warranty Deed from William E. Barlow and wife, Deana J. Barlow, of record in Instrument No. 20040106-0001599, in the Register's Office of Davidson County, Tennessee, dated December 30, 2003 and recorded on January 06, 2004.

Leiott Michelle Smiley, spouse of Charles R. Myers, joins in the conveyance of this instrument to convey any marital interes she may have in subject property.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Section Two, Townhomes of Fredericksburg, as recorded in Plat Book 9700, Page(s) 364.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Fredericksburg, as recorded in Plat Book 7900, Page(s) 509.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65, as being amended in Book 9500, Page 393, Book 10224, Page 683 and Book 10694, Page 541; Book 10126, Page 435, as corrected in Book 10294, Page 850, amendment recorded in Instrument No. 200007180070558 and as re-recorded in Instrument No. 20050705-0076596; Book 11550, Page 531, and as amended in Book 11682, Page 75.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7798, Page 843 and Book 10393, Page 11.
- Easement for Sanitary Sewers, Storm Drainage Water Mains and Appurtenances, recorded in Book 7358, Page 343.
- Easement for Drainage Facility, recorded in Book 7851, Page 712 and Book 10012, Page 756.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7993, Page 269 and Book 9607, Page 431.
- Easement for Right of Way, recorded in Instrument No. 20131021-0109635.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **641 Old Hickory Blvd #142, Brentwood, Tennessee 37027**.

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 10th DAY OF FEBRUARY, 2021.

Charles R. Myers By Loy Carney, Attorney In Fact

Charles R. Myers by Loy Carney, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 202102110019878, Register's Office for Davidson County, Tennessee.

Leiott Michelle Smiley By Loy Carney, Attorney In Fact

Leiott Michelle Smiley by Loy Carney, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 202102110019879, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES R. MYERS AND LEIOTT MICHELLE SMILEY, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES R. MYERS AND LEIOTT MICHELLE SMILEY.

Witness my hand and official seal, this the 10th of February, 2021.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021