Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

Subscribed and sworn to before me this 2nd day of April, 2021.

Notary Public
My commission expires: _____

Karen Johnson Davidson County
Batch# 609354 **DEEDWARR**
04/07/2021 11:48:56 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20210407-0045891

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ulyana Pereverzeva 114 Rose Street Nashville, TN 37210	NEW OWNER	119-01-0-267

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Derrick G. Sandoval, a married man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ulyana Pereverzeva, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots 43 and 44, Map of Subdivision of Lots No. 7, 8, 9, and 10 and Part of 6, 11, 12, and 13, Cumberland Nurseries Plan, as shown on plat of record in Plat Book 332 Page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Derrick G. Sandoval, a married man, by deed from Catherine Jacobs Jadin aka Catherine Jacobs of record in Instrument No. 20200618-0063766, Register's Office for Davidson County, Tennessee, and dated June 11, 2020.

This property was not used as a primary residence.

This conveyance is made subject to the following:
1. All matters appearing on the plan of Cumberland Nurseries of record in Book 332 Page 36 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 114 Rose Street, Nashville, TN 37210

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 2nd day of April, 2021.

Derrick G. Sandoval by Shelly Sandoval, his Attorney in Fact

Derrick G. Sandoval by Shelly Sandoval, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of April, 2021 before me personally appeared Shelly Sandoval to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Derrick G. Sandoval acknowledged that such person executed the same as the free act and deed of Derrick G. Sandoval.

Notary Public

My Commission expires 2/12/23

