Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11420-DJ

Karen Johnson Davidson County
Batch# 637795 DEEDWARR
05/17/2021 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210517-0066268

R1.
STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF TRAVIS

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

R1. Subscribed and sworn to before me, this the 13th ~~14th~~ day of May, 2021.

Notary Public
My Commission Expires: 05-27-2024

RICHELL IBARRA NOTARY PUBLIC STATE OF TEXAS 13249422-8 EXP. 05-27-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Landon Sawyer Meldrum and Morgan Elizabeth Meldrum 104 Roanoke Drive Goodlettsville TN 37072	Interlinc Mortgage Services, LLC 5875 North Sam Houston Parkway West, Suite 300 Houston, TX 77086	025-12-0-073

WARRANTY DEED

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, **Alexey V. Ryjov, a singie man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Landon Sawyer Meldrum and Morgan Elizabeth Meldrum, husband and wife**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 14, Section Two, Ranchwood Estates, according to survey and plat appearing of record in Plat Book 3600, page 67, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Alexey V. Ryjov, a single man by Warranty Deed from Leonard G. Johnson III and Lora Johnson, husband and wife, dated January 22, 2016, recorded January 29, 2016, of record in Instrument No. 20160129-0008846, Register's Office for Davidson County, Tennessee.

This is ☐ improved or ☒ unimproved property located at: **104 Roanoke Drive, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of May, 2021.

GRANTOR:

Alexey V. Ryjov

STATE OF ~~TENNESSEE~~ TEXAS R.I.
COUNTY OF TRAVIS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alexey V. Ryjov, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~14th~~ 13TH R.I. day of May, 2021.

RICHELL IBARRA NOTARY PUBLIC STATE OF TEXAS 132494228 EXP. 05-27-2024

Notary Public
My Commission expires: 05-27-2024

202105170066268

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

