1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File #01451-4996

Karen Johnson Davidson County
Batch# 651906 DEEDWARR
06/08/2021 11:50:30 AM 5 pgs
Fees: $28.00 Taxes: $1,091.50
20210608-0076713

THIS INSTRUMENT PREPARED BY:
BELLAR & WINKLER, PLLC
ATTORNEYS AT LAW
212 MAIN STREET NORTH
CARTHAGE, TENNESSEE 37030
PHONE: 615-735-1684

WARRANTY DEED

For and in consideration of the sum of TWO HUNDRED NINETY-FIVE THOUSAND DOLLARS ($295,000.00), cash in hand paid, the receipt of which is hereby acknowledged; We, **GEORGE COLBY MACQUARRIE, MARCIA BRAUN, JAMES KEVIN MACQUARRIE, and JOHN BRIAN MACQUARRIE,** have this day bargained and sold and by these presents do hereby transfer and convey unto **EVGENY N. VASILYEV and ALBINA A. JENKINS, equally as tenants in common, their heirs and assigns, with a right of survivorship,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as follows, to–wit:

MAP & PARCEL: 074160185.00

BEING Lot Number 980 on the Plan of Hermitage Hills, Section Eleven, of record in Book 3600, Page 30, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

AND BEING the same property conveyed to George Colby MacQuarrie, Marcia Braun, James Kevin MacQuarrie, and John Brian MacQuarrie, equally as tenants in common, by Personal Representatives' Quitclaim Deed from George Colby MacQuarrie and Marcia Braun, Personal Representatives of the Estate of Ruby J. MacQuarrie, dated July 27, 2020, of record as Instrument Number 20200730-0083963, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

1. Any and all matters as shown on plat of record in Book 3600, Page 30, Register's Office, Davidson County, Tennessee.

2. Any and all other limitations, restrictions, existing roadways, easements, and rights-of-way that may affect the premises.

This is improved property known as 5004 Bonnaside Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **EVGENY N. VASILYEV and ALBINA A. JENKINS, equally as tenants in common, their heirs and assigns, with a right of survivorship,** forever.

We covenant with the Grantees that we are lawfully seized and possessed of said tract of land in fee simple; that we have a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said tract of land to the said **EVGENY N. VASILYEV and ALBINA A. JENKINS, equally as tenants in common, their heirs and assigns, with a right of survivorship,** against the lawful claims of all

persons whomsoever.

Grantors to give Grantees immediate possession.

The 2021 property taxes to be prorated.

WITNESS our signatures, this the 2nd day of June, 2021.

George Colby MacQuarrie
GEORGE COLBY MACQUARRIE

Marcia Braun
MARCIA BRAUN

By: George Colby MacQuarrie AIF
GEORGE COLBY MACQUARRIE,
Attorney-in-Fact,
Pursuant to a Limited Power of Attorney of record
As Instrument 202106080076710 **,**
Register's Office, Davidson County, Tennessee.

James Kevin MacQuarrie
JAMES KEVIN MACQUARRIE

By: George Colby MacQuarrie AIF
GEORGE COLBY MACQUARRIE,
Attorney-in-Fact,
Pursuant to a Limited Power of Attorney of record
As Instrument 202106080076711 **,**
Register's Office, Davidson County, Tennessee.

John Brian MacQuarrie
JOHN BRIAN MACQUARRIE

By: George Colby MacQuarrie AIF
GEORGE COLBY MACQUARRIE,
Attorney-in-Fact,
Pursuant to a Limited Power of Attorney of record
As Instrument 202106080076712 **,**
Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, Samuel L Moore, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **GEORGE COLBY MACQUARRIE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Carthage, Tennessee, this 2nd day of June, 2021.

SAMUEL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Notary Public
My Commission Expires: March 24, 2023

STATE OF TENNESSEE
COUNTY OF SMITH

Before me, Samuel L Moore, the undersigned Notary Public for the State and County aforesaid, personally appeared **GEORGE COLBY MACQUARRIE,** 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 **MARCIA BRAUN,** and who acknowledged that he executed the same as the free act and deed of **MARCIA BRAUN,** pursuant to a Limited Power of Attorney of record as Instrument 202106080076710, Register's Office, Davidson County, Tennessee.

WITNESS my hand and official seal at office in Carthage, Tennessee, this 2nd day of June, 2021.

SAMUEL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Notary Public
My Commission Expires: March 24, 2023

STATE OF TENNESSEE
COUNTY OF SMITH

Before me, Samuel L Moore, the undersigned Notary Public for the State and County aforesaid, personally appeared **GEORGE COLBY MACQUARRIE,** 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 **JAMES KEVIN MACQUARRIE,** and who acknowledged that he executed the same as the free act and deed of **JAMES KEVIN MACQUARRIE,** pursuant to a Limited Power of Attorney of record as Instrument 202106080076711, Register's Office, Davidson County, Tennessee.

WITNESS my hand and official seal at office in Carthage, Tennessee, this 2nd day of June, 2021.

SAMUEL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Notary Public
My Commission Expires: March 24, 2023

STATE OF TENNESSEE
COUNTY OF SMITH

Before me, Samuel L. Moore, the undersigned Notary Public for the State and County aforesaid, personally appeared **GEORGE COLBY MACQUARRIE,** 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 **JOHN BRIAN MACQUARRIE,** and who acknowledged that he executed the same as the free act and deed of **JOHN BRIAN MACQUARRIE,** pursuant to a Limited Power of Attorney of record as Instrument 202106080076712, Register's Office, Davidson County, Tennessee.

WITNESS my hand and official seal at office in Carthage, Tennessee, this 2nd day of June, 2021.

SAMUEL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Notary Public
My Commission Expires: March 4, 2023

NEW OWNER & ADDRESS: **EVGENY N. VASILYEV et al**
Albina A. Jenkins

SEND TAX BILLS TO:
Albina A. Jenkins
1611 Saltlick Place
Murfreesboro, TN 37129

STATE OF ~~TENNESSEE~~
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

Affiant

Sworn and subscribed to before me this the 2 day of June, 2021.

Notary Public
My Commission Expires:

ANDREA ANTHONY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOVEMBER 20, 2023

CERTIFICATE OF AUTHENTICITY

I, Andee Anthony, 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.

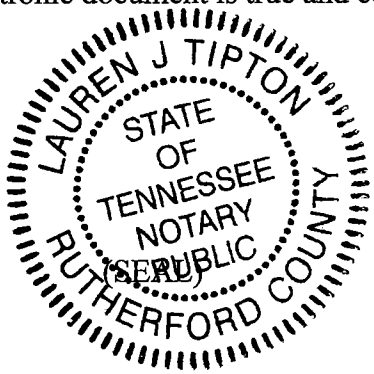
Andee Anthony
Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Lauren J. Tipton, a notary public in and for the aforesaid county and state, the within named Andee Anthony, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Lauren J Tipton
Notary Public

My Commission Expires: 4/17/2023

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