WARRANTY DEED

Karen Johnson Davidson County
Batch# 653344 DEEDWARR
06/10/2021 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210610-0077952

File No. TR-21-643

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 4/30/22

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin J. Ansell	NEW OWNER	
(NAME)	(NAME)	
204 Morganmeade Court	204 MORGANMEADE COURT	073-10-0-045.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	NASHVILLE TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Inna Maltsev, joined by her spouse, Vladimir Maltsev, and Yelena Maltsev and David Brookshire, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin J. Ansell, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 41 on the Plan of Moss Rose Estates of record in Plat Book 4860, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Inna Maltsev, married Yelena Maltsev and David Brookshire, husband and wife by QuitClaim deed from Inna Matsev, married of record in Instrument No. 20210301-0025763 Register's Office for Davidson County, Tennessee, dated February 09, 2021 and recorded on March 01, 2021.

Being also known as 204 Morganmeade Court Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 18th day of May, 2021.

Inna Maltsev by [signature], Attorney-In-Fact
Inna Maltsev by Yelena Maltsev,
Attorney-In-Fact

Vladimir Maltsev by [signature], Attorney-In-Fact
Vladimir Maltsev by Yelena Maltseve,
Attorney-In-Fact

[signature]
Yelena Maltsev

[signature]
David Brookshire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2021, before me personally appeared Yelena Maltsev and David Brookshire, ~~and Yelena Maltsev, as Attorney-In-Fact signing on behalf of Inna Maltsev and Vladimir Maltsev~~, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness ~~my~~ hand, at office, this 18th day of May, 2021.

[signature]
Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Yelena Maltzev** 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 **Inna Maltsev and Vladimir Maltsev** and acknowledged that she executed the same as the free act and deed of the said **Inna Maltsev and Vladimir Maltsev.**

Witness my hand and official seal at Nashville, TN on this the 18th day of May, 2021.

[signature]
Notary Public
My Commission Expires: 1/3/23

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024