Karen Johnson Davidson County
Batch# 654385 DEEDWARR
06/10/2021 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,663.00
20210610-0078456

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 990,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 06/04/2021 Notary Public MY COMMISSION EXPIRES: 9-20-2023 (AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE
2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3787

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yuliya Tipograf and Derek Wayne Rush	NEW OWNER	115-10-0-028.00
(NAME) 6509 Cornwall Drive	(NAME)	
(ADDRESS) Nashville, TN. 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ReArranging Spaces, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yuliya Tipograf and Derek Wayne Rush, joint tenants with rights of survivorship**, 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 Lot No. 191 on the Plan of Section Two, West Meade Estates of record in Plat Book 2900, Page 118, in the Register's Office for said County.

Said Lot No. 191 fronts 98.58 feet on the Northwesterly margin of the cul-de-sac of Cornwall Drive and extends back 375.0 feet on the Northeasterly line and 301.53 feet on the Southerly line to a deadline in the roan measuring 171.0 feet thereon.

Being the same property conveyed to ReArranging Spaces, LLC, a Tennessee limited liability company by Deed dated November 19, 2020 from Bryan Doyle, unmarried, recorded December 8, 2020, in Instrument Number 20201208-0143121,In the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **6509 Cornwall Drive, Nashville, TN 37205**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **4th** day of **June, 2021**.

ReArranging Spaces, LLC, a Tennessee limited liability company

Lynne Wilkinson, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Lynne Wilkinson, whom I am personally acquainted and who upon her oath acknowledged herself to be the Sole Member and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of ReArranging Spaces, LLC, a Tennessee limited liability company.

WITNESS my hand and official seal this the **4th** day of **June, 2021**.

NOTARY

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 2/20/2023

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)