WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/15/2025
(AFFIX SEAL)

CATHEY SIMONS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Karen Johnson Davidson County
Batch# 658686 **DEEDWARR**
06/17/2021 09:53:18 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20210617-0081832

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-051034

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gennadi Kaboulov and Jordan R. Kaboulov	Caliber Home Loans Inc.	
(NAME)	(NAME)	
5905 Labrador Lane	1525 S. Beltline Rd.	172-08-0A-093.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Coppell TX 75019	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($360,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHAD CLIFTON LISTER, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GENNADI KABOULOV AND JORDAN R. KABOULOV, WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTEES, 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. 93 on the Plan of Hunters Branch, Section Two-A, of record in Plat Book 6250, Page 819, as amended in Book 6815, Page 77 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 Chad Clifton Lister, an unmarried man by Warranty deed from Rebecca Linam and husband, Dale Linam of record in Instrument No. 20160224-0017428 Register's Office for Davidson County, Tennessee, dated February 18, 2016 and recorded on February 24, 2016.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any interest, marital or otherwise, that she may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 5905 Labrador Lane, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 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(s) this the 15th day of June, 2021

Chad Clifton Lister

Courtney Lister

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Chad Clifton Lister and Courtney Lister, the within named bargainors, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of June, 2021.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 02, 2022
COUNTY OF DAVIDSON