Karen Johnson Davidson County
Batch# 674514 DEEDWARR
07/09/2021 12:58:30 PM 4 pgs
Fees: $23.00 Taxes: $592.00
20210709-0092862

WARRANTY DEED

STATE OF WA
COUNTY OF Clark

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 02/22/2022
(AFFIX SEAL)

HEATHER TIANEN NOTARY PUBLIC COMMISSION EXPIRES FEB. 22, 2022 STATE OF WASHINGTON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sergey Yur'evich Dmitriyev and Inna Vladimirovna Dmitriyev	Sergey Yur'evich and Inna Vladimirovna, husband and wife	Parcel ID: 014-00-0-070.00 and 014-00-0-069.00
(NAME) 7147 & 7153 Douglas Road	(NAME) 7147 & 7153 Douglas Rd	
(ADDRESS) Joelton, TN 37147	(ADDRESS) Joelton, TN 37147	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Arturo L. Limon, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sergey Yur'evich Dmitriyev and Inna Vladimirovna Dmitriyev, husband and wife**, 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:

Tract 1:

A certain tract or parcel of land situated in the 14th Civil District of Davidson County, State of Tennessee, and described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964 and revised May 31, 1965 as follows:

Beginning at a point 1110.0 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence north 80 degrees 53 minutes west a distance of 720.0 feet to a point; thence north 2 degrees 00 minutes west 140.0 feet to a point; thence south 81 degrees 30 minutes east 802.0 feet to a point in the westerly margin of Douglas Road; thence along the westerly margin of Douglas Road in a southerly direction a distance of 152.0 feet to the point of beginning. (Affects Parcel - 014-00-0-070.00 & Property address 7147 Douglas Road, Joelton, TN 37080)

Note for informational purposes only: prior references subject property to contain 2.5 acres, more or less.

Being the same property conveyed to Margaret Lynne Moses and John W. Harling, both unmarried, by Warranty Deed from Guy E. Bates, Jr., married dated May 09, 2019 recorded May 14, 2019, of record as Instrument No. 20190514-0045109 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Arturo L. Limon, by Warranty Deed from John W. Harling and Margaret Lynne Moses, an unmarried woman dated November 25, 2020 recorded December 14, 2020, of record as Instrument No. 20201214-0146977 Register's Office for Davidson County, Tennessee.

Tract 2:

Land in the 14th Civil District of Davidson County, State of Tennessee, and described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964 and revised May 31, 1965 as follows:

Beginning at a point 1262.0 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence North 81 degrees 30 minutes West a distance of 802.0 feet to a point; thence North 2 degrees 00 minutes West 140.0 feet to a point; thence South 82 degrees 10 minutes East 870.0 feet to a point in the westerly margin of Douglas Road in a southerly direction a distance of 152.0 feet, to the point of beginning. (Affects Parcel - 014-00-0-069.00 & Property address 7153 Douglas Road, Joelton, TN 37080)

Note for informational purposes only: prior deed references subject property to contain 2.7 acres, more or less.

Being the same property conveyed to Margaret Lynne Moses and John W. Harling, both unmarried, by Warranty Deed from Guy E. Bates, Jr., married dated May 09, 2019 recorded May 14, 2019, of record as Instrument No. 20190514-0045109 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Arturo L. Limon, a married man, by Warranty Deed from Margaret Lynne Moses and John W. Harling, both married dated May 11, 2020 recorded May 15, 2020, of record as Instrument No. 20200515-0050722, corrected by Scrivener's Affidavit dated May 26, 2021, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7147 & 7153 Douglas Road, Joelton, TN 37147

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 our hands this 2 day of July, 2021

Arturo L. Limon

STATE OF Tennessee

COUNTY OF Davidson

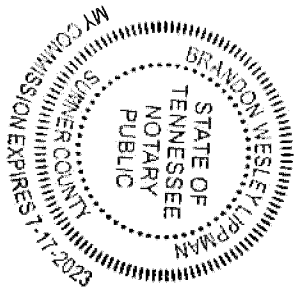
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Arturo L. Limon, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

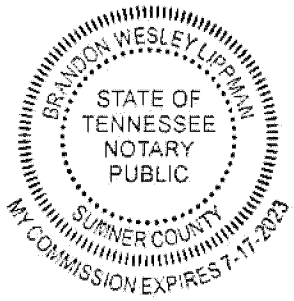
Witness my hand and official seal, this the 2nd day of July, 2021.

Notary Public

My Commission Expires: 7-17-23

(SEAL)





Certificate of Authenticity

I, Jamika Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/2/2021.

Date

Jamika Jones
Affiant Signature

7/8/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8th day of JULY, 2021.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY