Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067
21-CO-396

39-B
File #21-1427

Karen Johnson Davidson County
Batch# 677121 DEEDWARR
07/15/2021 09:56:54 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20210715-0095173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Courtney Sergeev and Vitaliy Sergeev, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Eli Lucas Phillips, unmarried man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Indian Creek Estates, Section Three of record in Plat Book 9700, Page 817, 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 Adam H. Marshall, an unmarried man and Erin M. Fitz, an unmarried woman, tenants in common with full right of survivorship by Warranty deed from Travis Smith and wife, Tadera Smith of record in Instrument No. 20150804-0077335 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 04, 2015.

Being the same property conveyed to Courtney Sergeev and Vitaliy Sergeev, wife and husband by Warranty deed from Adam H. Marshall and Erin M. Marshall, aka Erin M. Fitz, husband and wife of record in Instrument No. 20200129-0010389 Register's Office for Davidson County, Tennessee, dated January 08, 2020 and recorded on January 29, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7129 Calderwood Drive, Antioch, TN 37013.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Eli Lucas Phillips 7129 Calderwood Drive Antioch, TN 37013	Capstar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	181-03-0A-188.00

WITNESS THE EXECUTION HEREOF this 7th day of July, 2021.

Courtney Sergeev

Vitaliy Sergeev

State of Tennessee)
County of Davidson)

On this 7th day of July, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Courtney Sergeev and Vitaliy Sergeev, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/6/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 405,000.00.**

Affiant

Sworn and subscribed before me on this the 7th day of July, 2021.

Notary Public

My Commission Expires: _____

LATRISHA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 2, 2024