WARRANTY DEED

Karen Johnson Davidson County
Batch# 680712 DEEDWARR
07/21/2021 11:39:58 AM 2 pgs
Fees: $13.00 Taxes: $2,755.98

20210721-0097790

DM-SB-FC-21-843

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $744,860.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Armand Amritt and Jessica Kinahan	**Legends Bank**	
(NAME)	(NAME)	**115 02 0 050.00**
843 Belton Drive	**310 N. First Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Clarksville, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE FORMOSA AND HUSBAND, OLEG OVCHINNIKOV,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARMAND AMRITT AND JESSICA KINAHAN, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled the Plan of Resubdivision of Lot No. 348, Brook Meade Section 9, of record in Plat Book 5190, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Katherine Formosa and husband, Oleg Ovchinnikov, by Warranty Deed from Karen A. Tidwell, a married person, of record in Instrument No. 20150618-0058540, in the Register's Office of Davidson County, Tennessee, dated June 17, 2015 and recorded on June 18, 2015.

Also see Affidavit of Heirship of recorded in Instrument No. 20150618-0058538, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot No. 348, Brook Meade Section 9, as recorded in Plat Book 5190, Page(s) 104.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brook Meade, Section IX, as recorded in Plat Book 2331, Page(s) 34 and 35.

• Sanitary Sewer, Stormwater and Utility Easement, recorded in Instrument No. 20210505-0060157.

• Patio Encroachment Easement, recorded in Instrument No. 20210505-0060158.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **843 Belton Drive, Nashville, Tennessee 37205**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 19th DAY OF JULY, 2021.

K. Formosa
Katherine Formosa

Oleg Ovchinnikov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE FORMOSA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of July, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OLEG OVCHINNIKOV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of July, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212