

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$575,000.00.**

Affiant

Subscribed and sworn to before me, this the 23 day of August, 2021.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ALEXANDRE EVLOGIEVICH GEORGIEV AND NELI LUBOMIROVA GEORGIEV	New Owner Address	**160-15-0-021.00**
5716 Hearthstone Lane		
Brentwood, TN 37027		

Karen Johnson Davidson County
Batch# 705405 DEEDWARR
08/26/2021 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20210826-0115371

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANA I. RUEDA-GARCIA AND ORLANDO GARCIA-CAMACHO, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALEXANDRE EVLOGIEVICH GEORGIEV AND NELI LUBOMIROVA GEORGIEV, 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:

Land in Davidson County, Tennessee, being Lot No. 173, as shown on the map entitled Phase 1, Hearthstone, of record in Plat Book 5200, page 218, amended in Book 5677, page 419, 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 ANA I. RUEDA-GARCIA, A MARRIED PERSON, by deed from JOHN K. MILES AND WIFE, MARIAN A. MILES, of record in Book 2004, page 153, dated May 26, 2000, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 5716 Hearthstone Lane, Brentwood, TN 37027.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 23rd day of August, 2021

ANA I. RUEDA-GARCIA

ORLANDO GARCIA-CAMACHO

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ANA I. RUEDA-GARCIA AND ORLANDO GARCIA-CAMACHO, WIFE AND HUSBAND** 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, at office, this 23rd day of August, 2021.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/23/21 (date of document).

Jennifer L. Pennell

8/23/21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of August, 2021.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

