Karen Johnson Davidson County
Batch# 728112 DEEDWARR
09/30/2021 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210930-0131856

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $410,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/24/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/08/2022

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road, 160
Brentwood, TN 37027
file # 2021-4486

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
James Hampton, Jr and Sandra R. Howse	James Hampton Jr. & Sandra Howse	098-13-0A-067.00-CO
304 Moonwater Court	304 MOONWATER CT	
Hermitage, TN 37076	HERMITAGE TN 37076	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Radoslav Ciuk and Marina Ciuk, husband and wife

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

James Hampton, Jr, an unmarried man and Sandra Howse, an unmarried woman, as joint tenants with right of survivorship.

HEREINAFTER CALLED THE GRANTEE(S), 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. 67 on the Plan of New Hope Point, Phase Two, Section Four, a Planned Unit Development of record in Plat Book 9700, Page 874, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Radoslav Ciuk and Marina Ciuk, husband and wife by Warranty deed from Vivian Collen Colloms Trustee of Vivian Colleen Colloms Trust of record in Instrument No. 20080630-0067336 Register's Office for Davidson County, Tennessee, dated June 24, 2008 and recorded on June 30, 2008. (Value of consideration shown in aforementioned deed $229,000.00.) Being also known as 304 Moonwater Court Hermitage, Tennessee 37076. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 304 Moonwater Court Hermitage, TN 37076

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 that we are 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 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 hand on September 24, 2021.

Radoslav Ciuk

Marina Ciz

Marina Ciuk

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Radoslav Ciuk and Marina Ciuk, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 24, 2021.

Notary Public

KRYSTAL LAURELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

File #: 2021-4486

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Sheryl Allison, 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 Sept. 24, 2021.

Affiant Signature

09-24-2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of September, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22