Karen Johnson Davidson County
Batch# 760496 DEEDWARR
11/24/2021 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20211124-0156064

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-2695-2021

WARRANTY DEED

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2021.

Katherene Warren
NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Schifko 611 27th Avenue North Nashville, TN 37209	Same address as new owner	092-10-0J-001-00CO

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($830,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt and sufficiency of which is hereby acknowledged; the undersigned, **JENNIFER KHAZANOV, A MARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JACOB SCHIFKO, A MARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 27th and Torbett Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180420-0037520 and corrected by Scrivener's Affidavit of record in Instrument No. 20200129-0010494 and being shown on Plat attached thereto as Exhibit "C", 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 Jennifer Khazanov, married from E3 Construction Services, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 12/07/2018 and recorded 12/11/2018 in Instrument No. 20181211-0120257, Register's Office of said County.

This conveyance is made subject to all matters as shown on Declaration of Covenants, Conditions and Restrictions for 27th and Torbett Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180420-0037520 and corrected by Scrivener's Affidavit of record in Instrument No. 20200129-0010494 of record in the Register's Office for Davidson County, Tennessee; to setback requirements and general utility, sewer and drainage easements of record as of August 31, 2021, upon which the property improvements do not encroach; and to the zoning regulations of the appropriate governmental body.

This is improved property known and designated as 611 27th Avenue North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, in fee simple forever.

The undersigned covenant with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple; that Grantor has a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and which taxes are being paid at closing.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this 12th day of November, 2021

GRANTOR(S)

Jennifer Khazanov

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jennifer Khazanov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of November, 2021.

Notary Public

David P Webber

Printed Notary Name

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

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 11-12-2021 (date of document).

Jennifer L. Pennell

11-12-2021

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of November, 2021.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

