Karen Johnson Davidson County
Batch# 775077 DEEDWARR
12/16/2021 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $616.05
20211216-0166613

Warranty Deed

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $166,500.00. Affiant Subscribed and sworn to before me, this the ~~10th~~ 13th day of December, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Zamvel Oyvetsky and Raisa Oyvetsky, Trustees of Oyvetsky Trust dated April 27, 2015	New Owner(s)	117 11 0B 109.00
278 Metro Place		
North Venice, Florida 34275		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERIC TODD MCMILLEN, A MARRIED MAN, AND JENNIFER MCMILLEN CHARLES, A MARRIED WOMAN, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZAMVEL OYVETSKY AND RAISA OYVETSKY, TRUSTEES OF OYVETSKY TRUST DATED APRIL 27, 2015**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. G-13, Parcel 109, of The Villager East Condominium horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 235, corrected in Book 5679, Page 78, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium. Being the same property conveyed to Mary F. McMillen by Warranty deed from Alfred Knight, unmarried of record in Instrument No. 20020520-0061587 Register's Office for Davidson County, Tennessee, dated May 16, 2002 and recorded on May 20, 2002.

Being a portion of the same property conveyed to Eric Todd McMillen, a married man, and Jennifer McMillen Charles, a married woman, as tenants in common by Quitclaim deed from Mary F. McMillen, married of record in Instrument No. 20211013-0137340 Register's Office for Davidson County, Tennessee, dated October 06, 2021 and recorded on October 13, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3600 Hillsboro Pike G13, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of December, 2021.

Eric Todd McMillen

Jennifer McMillen Charles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric Todd McMillen and Jennifer McMillen Charles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10TH day of December, 2021.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12/14/2021 (date of document).

Affiant Signature

12/14/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14th day of December, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025