THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038081** Karen Johnson Davidson County Batch# 780857 DEEDWARR 12/29/2021 08:09:30 AM 3 pgs Fees: $18.00 Taxes: $1,720.50 20211229-0170846	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Wilson The actual consideration or value, whichever is greater, for this transfer is: ~~$465,000.00~~ Affiant Subscribed and sworn to before me, this 17th day of December, 2021 Notary Public My Commission Expires 4/22/23

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas Limoncelli 599 Hill Creek Drive Nashville TN 37211	New Owner	Tax Parcel ID No 147 14 0 146.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Austin Boyd, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Artem Mashkov, a married man, Nicholas Limoncelli, an unmarried man, and Igor Budiyanskiy and Yeva Budiyanskiy, husband and wife, as tenants in common**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 422 on the Plan of Candlestick Farms Section Four, as of record in Plat Book 3600, page 71, in the Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly margin of Brewer Drive, said point being the common front corners of Lot Nos. 422 and 423; thence in a Southwesterly direction a distance of 167.0 feet to a point; thence in an Easterly direction a distance of 176.8 feet to a point in the Westerly margin of Hill Creek Drive, said point being the common front corners of Lot Nos. 422 and 421; thence in a Northerly direction along the Westerly margin of Hill Creek Drive a distance of 69.6 feet to a point which is the beginning of an arc; thence in a Northwesterly direction along said arc, a distance of 35.6 feet to a point in the Westerly margin of Brewer Drive; thence in a Northwesterly direction along said margin of Brewer Drive a distance of 81.9 feet to the point of beginning

Being the same property conveyed to Austin Boyd, an unmarried man, by Warranty Deed from Greg Goodheart and Denise Goodheart, husband and wife, of record in Instrument No. 20201118-0135623, in the Register's Office of Davidson County, Tennessee, dated November 13, 2020 and recorded on November 18, 2020

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Candlestick Farms Section Four, as recorded in Plat Book 3600, Page(s) 71.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3811, Page 978 as amended in Book 3822, Page 71 and Book 3822, Page 75.

This is improved property located at 599 Hill Creek Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2021

Austin Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Austin Boyd, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2021

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM EXPIRES SEPTEMBER 8TH 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 ___ December 17, 2021 ___.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

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

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

LISA P CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY