Karen Johnson Davidson County
Batch# 818718 DEEDWARR
03/09/2022 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20220309-0027247

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. AT-22-1912

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 23rd day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
705 Skyline Ridge Drive LLC	NEW OWNER	
(NAME)	(NAME)	
705-705A Skyline Ridge Drive	7717 NARROWS AVENUE	051-05-0-017.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	BROOKLYN, NY 11209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Alexander V. Cavopol**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **705 Skyline Ridge Drive LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

=

The following land located in Davidson, Tennessee described as follows: To-Wit:

Land in the 11th formerly 19th Civil District of Davidson County, Tennessee and: Being Lot No. 3 of the due West Subdivision, and beginning at a point South 29 degrees 23 minutes 30 seconds West approximately 188.21 feet from an existing highway monument at the intersection of the South margin of New Due West Avenue on the West margin of Interstate Highway 65; thence South 29 degrees 23 minutes 30 seconds West 161.98 feet to a point; thence North 51 degrees 39 minutes 30 seconds West 255.81 feet to a point in the Easterly margin of Old Due West Avenue; thence North 38 degrees 20 minutes 30 seconds East 160.0 feet to a point; thence South 51 degrees 38 minutes 30 seconds East 230.61 feet to the point of beginning.

Being the same property conveyed to Vasile Cavopol and wife, Alina Cavopol by Warranty Deed from Ricky Stewart and Theodore A. Stewart, both unmarried of record in Book 9248, Page 786, Register's Office for Davidson County, Tennessee, dated February 02, 1994 and recorded on February 14, 1994.

Being the same property conveyed to Alexander V. Cavopol, married by Quitclaim Deed from Vasile Cavopol, a widower of record in Instrument No. 20010717-0075893 Register's Office for Davidson County, Tennessee, dated July 17, 2001 and recorded on July 17, 2001.

This is property more commonly known as 705-705A Skyline Ridge Drive, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 is 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/our hand this 23rd day of February, 2022.

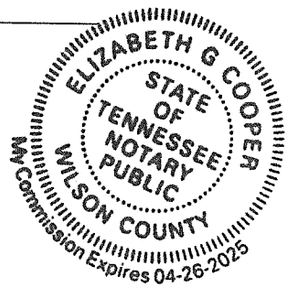
Alexander V. Cavopol

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2022, before me personally appeared Alexander V. Cavopol, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of February, 2022.

Notary Signature
My commission expires:



Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 February 23, 2022.

Date

Affiant Signature

3/1/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of March, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON