ADDRESS NEW OWNERS and
SEND TAX BILLS:
KIRILL KULAKOV and wife,
DILEK DERVISHOGULLARI
2162 River Overlook Dr.
Hermitage, TN 37076

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 826446 DEEDWARR
03/22/2022 01:01:32 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20220322-0032883

MAP PARCEL NUMBER:
097-02-0-A-427.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ELLEN E. EICK,unmarried , hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to KIRILL KULAKOV and wife, DILEK DERVISHOGULLARI, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 427 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ellen E. Eick, an unmarried woman, by Warranty Deed from Beazer Homes Corp, a Tennessee Corporation, dated September 30, 2014 recorded October 3, 2014, as Instrument No. 20141003-0091970, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2162 River Overlook Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 17 day of March, 2022.

ELLEN E. EICK

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ELLEN E. EICK ,unmarried , the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 17 day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 3.25.25

TIMOTHY D FERGUSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $480,000.00.

AFFIANT

Subscribed to and sworn before me, this the 17 day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 3.25.25

TIMOTHY D FERGUSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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