Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-022-407

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,225,000.00.

Affiant

Subscribed and sworn before me this the 4 day of April, 2022.

Notary Public
My commission expi

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 838662 DEEDWARR
04/12/2022 01:17:15 PM 2 pgs
Fees: $13.00 Taxes: $4,532.50
20220412-0042339

WARRANTY DEED

Address of New Owner:
Mark Benjamin Shvartsman
407 Scott Ave
Nashville, TN 37206

Send Tax Bill to:
new owner

Tax Information:
083-02-0 259.000

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RUSSELL B. STILL, JR., A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARK BENJAMIN SHVARTSMAN, AN UNMARRIED MAN , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being pats of Lots Nos. 1 and 2 of the unrecorded Map showing Subdivision of Lots Nos. 16 and 17 of Brownsville Plan, of record in Book 21, Page 9, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Westerly margin of Scott Avenue 360 feet North of Greenwood Avenue; thence Westerly 155 feet to the Easterly line of the H. A. Howe property; thence with the line of the same Northerly 55 feet to a point at the Southwest corner of the property conveyed to Robert C. Lewis by deed of record in Book 853, Page 177, said Register's Office; thence along Lewis' South line Easterly 155 feet to the Westerly margin of Scott Avenue; thence with the margin of the same Southerly 55 feet to the beginning.

Being the same property conveyed to Russell B. Still, Jr., a married man, by Warranty Deed dated 10/07/2019, from Southern Legacy Homes, LLC, of record in Instrument No. 20191008-0102885, Register's Office for Davidson County, Tennessee.

This is an investment property for Russell B. Still, Jr, Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 407 Scott Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 4 day of April, 2022.

Russell B Still Jr by Jenny West Attorney in fact
Russell B. Still, Jr.
By: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 4 day of April, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Russell B. Still, Jr. by Specific POWER OF ATTORNEY dated 03/22/2022, and who acknowledged that he executed the same as the free act and deed of Russell B. Still, Jr.

Witness my hand and official seal this 4 day of April, 2022.

My commission expires: 9/18/22

Notary Public

