WARRANTY DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

O-OPR-22-205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 840357 **DEEDWARR**
04/18/2022 09:47:05 AM 2 pgs
Fees: $13.00 Taxes: $1,084.10

20220418-0043983

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Veniamin Sokolov and Lidiya Sokolov	**Mortgage Investors Group**	
(NAME)	(NAME)	**149-05-0A-205.00-CO**
205 Pepper Ridge Circle	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOPHIA YOUNG F/K/A SOPHIA YOUNG MCADOO, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VENIAMIN SOKOLOV AND LIDIYA SOKOLOV, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 205 on the Plan of Pepper Ridge Condominiums, Phase Eight of record in Plat Book 8250, Page 304, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sophia A. Young, a single woman by Warranty deed from Joey Edward Bouldin and wife, Debra Litton Bouldin of record in Instrument No. 20040601-0063847 Register's Office for Davidson County, Tennessee, dated May 27, 2004 and recorded on June 01, 2004. (Value of consideration shown in aforementioned deed $112,900.00.).

Being the same property conveyed to Sophia Young McAdoo, a married woman by QuitClaim deed from Sophia Young McAdoo, f/k/a Sophia A. Young, a married woman, who acquired title as single, joined in execution by her spouse, Rufus W. McAdoo, JR of record in Instrument No. 20151015-0104909 Register's Office for Davidson County, Tennessee, dated October 08, 2015 and recorded on October 15, 2015. Rufus W. McAdoo Jr. having been divested out of the property pursuant to Marital Dissolution Agreement and Final Decree of Divorce, Case No. 16CV-1568, Rutherford County, Tennessee Chancery Court. Sophia Young McAdoo is now known as Sophia Young.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 304, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Pepper Ridge Condominiumsof record in Book 7466, Page 248, Book 7572, Page 222, Book 7779, Page 48, Book 8026, Page 588, Book 8297, Page 251, Book 8684, Page 880, amended in Book 8672, Page 17, rerecorded in Book 8858, Page 867 and annexation of Phase Eight of record in Book 9402, Page 208, Book 8870, Page 546, Book 9020, Page 155, Book 9321, Page 18, Instrument No. 200101230006702, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7466, Page 307 and Book 11634, Page 91, in the Register's Office for Davidson County, Tennessee.
- Subject to HOA Charter of record in Book 7497, Page 462, in the Register's Office for Davidson County, Tennessee.

- Subject to Easement for Sanitary Sewer and Storm Drainage of record in Book 7505, Page 804, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **205 Pepper Ridge Circle, Antioch, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 14 DAY OF APRIL, 2022.

Sophia Young F/K/A Sophia Young McAdoo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SOPHIA YOUNG F/K/A SOPHIA YOUNG MCADOO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~15th~~ 14th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212