Karen Johnson Davidson County
Batch# 858347 DEEDWARR
05/18/2022 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20220518-0057730

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Community Title Company, LLC 2200 Abbott Martin Road Nashville, TN 37215	Pavel Aleabov 3839 Bonnacreek Drive Hermitage, TN 37076

Order Number: 101-10394514

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Andrew Hobbs, a Single man**, for Three Hundred Seventy Thousand Dollars and 00/100 ($370,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Pavel Aleabov, a Single man**, whose address is 3839 Bonnacreek Drive, Hermitage, TN 37076, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No 333 on the plan of Section Three, Hermitage Hills, as recorded in Book 2900 Page 97 Register's Office, Davidson County, Tennessee.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 074.16-0-145.00
Street address of property: 3839 Bonnacreek Drive, Hermitage, TN 37076

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20121210-0113849 in the Register's Office, Davidson County, Tennessee.

Signed this 10th day of May, 2022.

Signature of Grantor(s):

Andrew Hobbs

PAULA MOBLEY
MY COMMISSION # HH 100514
EXPIRES: March 6, 2025

STATE OF Florida, COUNTY OF Escambia, SS:

BE IT REMEMBERED That on this 10 day of May, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Andrew Hobbs, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 074.16-0-145.00
Street address of property: 3839 Bonnacreek Drive, Hermitage, TN 37076

Oath of Consideration

I or we, Andrew Hobbs, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 10th day of May, 2022.

Signatures of Affiant(s):

PAULA MOBLEY
MY COMMISSION # HH 100514
EXPIRES: March 6, 2025

Sworn and subscribed before me this 10 day of May, 2022.

Notary Public

Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on May 10, 2022.

Signature May 10, 2022.

State of Tennessee

County of Davidson

Personally appeared before me, Emily B Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on May 10, 2022.

Emily B Hebert
Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY