Karen Johnson Davidson County
Batch# 862945 DEEDWARR
05/26/2022 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220526-0061144

WARRANTY DEED

Brad Krivensky
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Michelle Sosa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2022.

Brad Krivensky
Notary Public

MY COMMISSION EXPIRES: 10-27-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ekateria Aronov and Dimitry Orin	First Bank	Parcel ID: 108-16-0-344.00-000
(NAME) 307 Woodwind Court	(NAME) 341 Cool Springs Blvd Suite 100	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Galactic Infill, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ekateria Aronov and Dimitry Orin, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 168-B Zone Lot Division, Percy Priest Woods, Section IV, Lots 164-171, as of record in Book 6250, Page 901, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Virgil Jackson Rutledge aka Virgil Jackson Rutledge Jr., unmarried By Warranty Deed from Linda L. Schreiber, unmarried dated October 31, 2006 recorded November 06, 2006, of record as Instrument No. 20061106-0137797 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Galactic Infill, LLC, By Warranty Deed from Virgil Jackson Rutledge aka Virgil Jackson Rutledge Jr., a single man dated February 18, 2022 recorded March 03, 2022, of record as Instrument No. 20220303-0024143 Register's Office for Davidson County, Tennessee.

Affidavit of Scrivener's Error, recorded April 28, 2022, as Instrument No. 20220428-0048960 to correct the Grantors name both deeds (Instrument No. 20220303-0024143 and Instrument No. 20061106-0137797) in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 307 Woodwind Court, Nashville, TN 37214

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 our hands this 19 day of May, 2022

Galactic Infill, LLC

BY: _____
Sumant Joshi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sumant Joshi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member-manager, and is authorized to execute the instrument on behalf of Galactic Infill, LLC, the within named bargainor, and that he/she as such Member-manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Member-manager.

Witness my hand and official seal, this the 19th day of May, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Tennessee Certification of Electronic Document

I, Patricia Nicholas, 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 05-19-2022 (date of document).

Affiant Signature

05-19-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202205260061144