Karen Johnson Davidson County
Batch# 863159 DEEDWARR
05/26/2022 02:03:30 PM 4 pgs
Fees: $23.00 Taxes: $906.50
20220526-0061441

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-7349-2022

WARRANTY DEED

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of April, 2022

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fedor Melnikov and Viktoriia Melnykova 1337 Quail Valley Road Nashville, TN 37214	Same address as new owner	108-12-0A-012-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY ONE THOUSAND AND 00/100 Dollars ($241,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MATTHEW GUARINO AND DANIEL GUARINO**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **FEDOR MELNIKOV AND VIKTORIIA MELNYKOVA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being a certain condominium in Davidson County, being Lot No. 47, Unit 12 on the condominium site plan of Phase Seven Lots 29-52 and 80, Section Four, Quail Valley of record in Book 5200, Page 522, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew Guarino and Daniel Guarino from Terry R. Ishmael, an unmarried person, by Warranty Deed dated December 3, 2021 and recorded December 16, 2021 in Instrument #20211216-0166003, said Register's Office.

Being the same property conveyed to Terry R. Ishmael, an unmarried person, from Resolution Trust Corporation, Receiver for Hill Financial Savings Association, by Quitclaim Deed dated October 7, 1991 and recorded October 10, 1991 in Book 8461, page 685, said Register's Office.

Being the same property conveyed to Red Hill Savings, a division of Hill Financial Savings Association, nka Hill Financial Savings Association, from J. Phillip Jones,

Substitute Trustee, by Substitute Trustee's Deed dated September 8, 1989 and recorded September 8, 1989 in Book 7934, page 57, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 1337 Quail Valley Road, Nashville, TN 37214

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this ~~22nd~~ 18th day of ~~April~~ May, 2022

GRANTOR(S)

Daniel Guarino

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Daniel Guarino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18 day of May, 2022.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

GRANTOR(S)

Matthew Guarino

STATE OF ~~COLORADO~~ MASSACHUSETTS
COUNTY OF NORFOLK

Personally appeared before me, a Notary Public, Matthew Guarino , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18TH day of MAY, 2022.

Notary Public

KATHLEEN PAUYO
Printed Notary Name

KATHLEEN PAUYO
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
November 11, 2027

My commission expires: 11/11/2027

Tennessee Certification of Electronic Document

I, Linzy Binkley, 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 5/18/2022 (date of document).

Affiant Signature

5/23/2022
Date

State of Tennessee

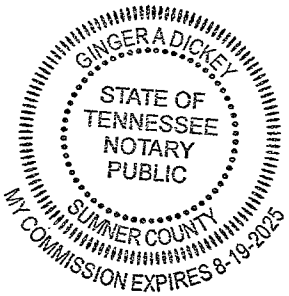
County of Sumner

Sworn to and subscribed before me this 23 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/19/25

NOTARY'S SEAL



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