Karen Johnson Davidson County
Batch# 870098 DEEDWARR
06/13/2022 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20220613-0067150

This instrument prepared by:
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3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$210,000.00.~~ $ 270,000.00

Affiant

Subscribed and sworn to before me, this 31 day of MAY, 2022.

Notary Public
My commission expires: 5-7-24

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Address of New Owner:	Send Tax Bills to:	Tax Information
TATIANA TIKHONOVA 1382 RURAL HILL ROAD UNIT 316 ANTIOCH, TN 37013	NEW OWNER	163 02 0C 316.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew Martin, married, and Andrew Strickland Martin aka Andrew Martin, married,** hereinafter referred to as GRANTORS, have bargained and sold, and do hereby transfer and convey to **Tatiana V. Tikhonova unmarried woman,** hereinafter called the Grantees, their successors 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 Unit No. 316 of Autumn Ridge Townhomes, as shown on the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803, Instrument No. 20080108-0002295 and corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Assignment of Declarant's Rights and Developer's Rights recorded in Instrument No. 20120924-0086420, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew Martin, an unmarried man, and Andrew Strickland Martin aka Andrew Martin, a married man, by Warranty Deed from Kathryn E. Sutton, a single woman, of record in Instrument No. 20210602-0073544, in the Register's Office for Davidson County, Tennessee, dated May 13, 2021 and recorded on June 2, 2021.

Being the same property conveyed to Kathryn E. Sutton, Tenant in Severalty, by Warranty Deed from Red Group LLC, a Tennessee limited liability company, of record in Instrument No. 20190814-0081426, in the Register's Office for Davidson County, Tennessee, dated August 12, 2019 and recorded on August 14, 2019.This property is improved property known as 1382 Rural Hill Road Unit 316, Antioch, TN 37013.

Hillary Martin, as spouse of Matthew Martin, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

The subject property was not the principal or marital residence of Andrew Strickland Martin aka Andrew Martin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 assigns, forever. Grantor covenant with Grantees that Grantor are lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31 day of MAY, 2022.

Matthew Martin

Hillary Martin

Andrew Strickland Martin aka Andrew Martin by Matthew Martin his attorney in fact

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Martin and Hillary Martin**, the herein bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Matthew Martin further stated that he is the attorney-in-fact for Andrew Strickland Martin aka Andrew Martin, and as said attorney-in-fact executed the within instrument for the purposes therein contained and had authority to so act.

Witness my hand and seal this 31 day of MAY, 2022.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Diane March,** 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 this the 31st day of May, 2022.

Affiant Signature
Date 05/31/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31st day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

