Karen Johnson Davidson County
Batch# 871591 DEEDWARR
06/15/2022 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20220615-0068086

Prepared By & Return To:
Tennessee Title Services LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-22-2125

STATE OF TENNESSEE

COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Chasity Petty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of June, 2022.

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN

Notary Public
Commission Expires: My Comm. Expires 9/27/2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
UST, LLC 4220 Campbell Ave, Ste 620 Arlington, VA 22206	New Owner	098-00-0-121.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Tatiana Feinberg, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

UST, LLC, a South Carolina Limited Liability Company

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 No. 1 on the Plan of Jesse's Acres of record in Plat Instrument No. 20121016-0094717, 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 Tatiana Feinberg, unmarried by Warranty deed from Micah L. McCormac, unmarried of record in Instrument No. 20140320-0023062 Register's Office for Davidson County, Tennessee, dated March 17, 2014 and recorded on March 20, 2014 and Scrivener's Affidavit, Recorded in Instrument No. 20140604-0048674. (

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5187 John Hagar Road, Hermitage, TN 37076

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 so 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.

Dated this the 31 day of May, 2022.

Feinberg

Tatiana Feinberg

STATE OF TENNESSEE
COUNTY OF WILSON

On this 31 day of May, 2022, before me personally appeared Tatiana Feinberg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31 day of May, 2022.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 May 31 2022.

Affiant Signature

6/7/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/7/22.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.23.23