Karen Johnson Davidson County
Batch# 873757 DEEDWARR
06/17/2022 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220617-0069740

**State of Tennessee**
**County of Davidson**

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

P. Patel PD.
Affiant

Subscribed and sworn to before me, this 8th day of June, 2022.

Notary Public:
My Commission Expires: 5-27-25

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

# WARRANTY DEED

**This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066**

| Name and Address and New Owner: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| ~~Pratik D. Patel~~ | ~~New Owner~~ | 075-01-0-023.00 |
| Pratik D. Patel | 1009 Wintergrace Farm Rd Old Hickory, TN 37138 | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Miroslav Barnyashev, married**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Pratik D. Patel, a married man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

**LAND in Davidson County, Tennessee, being all of Lot No. 92 on the Plan of Hermitage Hills, Section 12, Revised, of record in Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**BEING the same property conveyed to Miroslav Barnyashev, a married man, by Warranty Deed from John M. Oden, Jr., a married man, dated 3/8/2019 and recorded 3/13/2019 in Instrument No. 20190313-0023150, Register's Office for Davidson County, Tennessee.**

**The Grantor hereby makes oath that the above described property was not used as a marital residence.**

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all other matters as shown on plat of record in Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien not yet due and payable.

This is (__X__) improved (____) unimproved property, known as: 844 Heritage Trail, 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 Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 8th day of June, 2022.

Miroslav Barnyashev

**State of California**
**County of** Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Miroslav Barnyashev, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of June, 2022.

Commission Expires: 05/14/2026

Notary Public:

FREGI COHEN
Notary Public - California
Los Angeles County
Commission # 2404315
My Comm. Expires May 14, 2026

**Tennessee Certification of Electronic Document**

I, Todd A. Tressler II, 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 June 8, 2022 (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2nd day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

