WARRANTY DEED

Karen Johnson Davidson County
Batch# 879031 DEEDWARR
06/27/2022 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20220627-0073701

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL) KERRIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2022-0967

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elena Lisovskaya	Elena Lisovskaya	172-03-0A-024.00-CO
(NAME)	(NAME)	
5893 Woodlands Avenue	1047 Huntsman Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Francois Saleh and wife, Sherree Saleh,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elena Lisovskaya,** 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. 24 on the Plan of The Woodlands, Phase I, Section I of record in Plat Book 6900, Page (s) 498 and 499, 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 Francois Saleh, and wife, Sherree Saleh by Warranty deed from Larry M. York, and wife, Victoria D. York of record in Instrument No. 20060901-0108053 Register's Office for Davidson County, Tennessee, dated August 30, 2006 and recorded on September 01, 2006.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 498 and 499, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the PUD Boundary Plan of record in Plat Book 6900, Page 497 Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7334, Page 109; amended in Book 7408, Page 250; Book 7516, Page 37; Book 8484, Page 463; Book 8622, Page 390; Book 8634, Page 224; Book 8634, Page 675, in the Register's Office for Davidson County, Tennessee. Charter for The Woodlands HOA of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7334, Page 149 amended in Book 7408, Page 289, Register's Office for Davidson, County, Tennessee. Deed of common areas to HOA of record in Book 8472, Page 310, in the Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.

Water main easement of record in Book 8541, Page 235, in the Register's Office for Davidson County, Tennessee. Sewer easements of record in Book 7091, Page 428, Book 6710, Page 495, Book 8541, Page 225 & 230, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 5893 Woodlands Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 21st DAY OF June, 2022.

Francois Saleh

Sherree Saleh

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Francois Saleh and wife, Sherree Saleh, 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 at office, this 21st day of June, 2022.

Notary Public

My commission expires: 4/24/23

Amelia Swanson State of Tennessee Notary Public Williamson County

(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 21, 2022.

Signature
June 21, 2022
State of Tennessee
County of Williamson
Sworn to and subscribed before me this June 21, 2022.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025