THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220641403

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,015,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2022.

Notary Public
My Commission Expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 882783 DEEDWARR
07/01/2022 09:53:46 AM 2 pgs
Fees: $13.00 Taxes: $3,755.50
20220701-0076503

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edward B. Williams and Taylor N. Williams 132 Brighton Close Nashville TN 37205	New Owner	Tax Parcel ID No. 104-13-0F-132.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexander Prikhojan and Mi Yu, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Edward B. Williams and Taylor N. Williams, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 132, as shown on the map entitled Brighton Close, Phase II, a Planned Unit Development, a Horizontal Property Regime, of record in Plat Book 7900, page 752, 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 ALEXANDER PRIKHOJAN AND MI YU, HUSBAND AND WIFE, by deed from CASSANDRA B. DANIELL, of record in Instrument No. 20160610-0058993 , dated June 8, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 104-13-0F-132.00 CO.

Matters shown on the Plan of record in Plat Book 7900, page 132 and amended in Plat Book 7900, page 752, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7522, page 108, Book 7557, page 621, Book 7807, page 500, Book 8561, page 812, Book 8698, page 557, Book 9372, page 356, Instrument No. 20141202-0110443 and Instrument No. 20150430-0039030, said Register's Office.

This is improved property located at 132 Brighton Close Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2022.

Alexander Prikhojan by Shira Kingrey, his Attorney-in-Fact

Mi Yu by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Alexander Prikhojan and Mi Yu and that she is authorized by Alexander Prikhojan and Mi Yu to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of June, 2022.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____