WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17942-DS

WARRANTY DEED

Karen Johnson Davidson County
Batch# 887890 DEEDWARR
07/12/2022 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20220712-0080178

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: 5-7-2025

(AFFIX SEAL)

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2025

MST 2022-1001 (Seller)

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
Naomi F. Lowe	Mortgage Investors Group	162-01-0C-049.00-CO
(NAME)	(NAME)	
615 Hickory Glade Court	8320 E. Walker Springs Lane 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37923	
(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, **Anya P. Kovalchuk and husband Denis Usatenko,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Naomi F. Lowe,** 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:

A certain Planned Unit Development in Davidson County, Tennessee, being Lot No. 49 on the Plan of Phase 2, Hickory Glade, of record in Plat Book 6250, Page 888, as amended in Book 6900, page 41, 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 Anya P. Kovalchuk, an unmarried woman, and Denis Usatenko, an unmarried man, as joint tenants with rights of survivorship by Warranty deed from William Boyd Garrett, unmarried, a/k/a William Boyd Garrett, Jr., unmarried of record in Instrument No. 20181023-0104968 Register's Office for Davidson County, Tennessee, dated October 19, 2018 and recorded on October 23, 2018. Anya P. Kovalchuk is now married to Denis Usatenko.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same becomes due and payable. Taxes for the year 2022, a lien not yet due and payable. All matters shown on the Plan of record in Book 6250,pagese 888 and 889, as amended in Plat Book 6900, page 41, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 803, 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 6824, Page 952, re-recorded in Book 6898, page 919, amended in Book 6898, page 920, Book 6824, page 929 re-recorded in Book

6898, page 896, Book 6957, page 473, Book 7959, page 869 and Instrument Number 20031223-0182416, Register's Office for Davidson County, Tennessee.

This property, known as 615 Hickory Glade Court, Antioch, TN 37013
(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 the 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 12th DAY OF July, 2022.

Anya P. Kovalchuk

Denis Usatenko

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Anya P. Kovalchuk and Denis Usatenko, 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 12th day of July, 2022.

Notary Public My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/12/22 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/12/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of July, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3-10-2024

Notary's Seal (if on paper)

