Karen Johnson Davidson County
Batch# 891962 **DEEDWARR**
07/21/2022 12:53:14 PM 3 pgs
Fees: $18.00 Taxes: $8,695.00

20220721-0083669

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37186-06-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,350,000.00. Affiant Subscribed and sworn to before me this 21st day of July, 2022. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY ASHLEY SCHAD MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Alexandra Yatchenko Henry Allen 849 Forest Acres Drive Nashville, TN 37220	NEW OWNER	146 14 0 026.00

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, **Jason Wade and Braeden Wade, Trustees of The Wade Family Trust under agreement dated February 2, 2004, ("Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Alexandra Yatchenko, unmarried woman and Henry Allen, unmarried man, as joint tenants with right of survivorship ("Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 849 Forest Acres Drive, Nashville, Davidson County, Tennessee 37220.

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

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenants and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument made effective as of the 20th day of July, 2022.

GRANTORS:

Trustee

Jason Wade, Trustee of
The Wade Family Trust under agreement
dated February 2, 2004

Trustee

Braeden Wade, Trustee of
The Wade Family Trust under agreement
dated February 2, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Wade and Braeden Wade, Trustees of The Wade Family Trust under agreement dated February 2, 2004, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2022.

Notary Public
My Commission Expires:

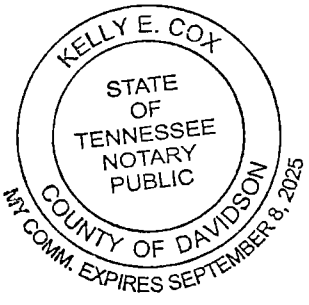


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Forest Acres Subdivision Section Three, as of record in Plat Book 1424, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jason Wade and Braeden Wade, Trustees of The Wade Family Trust U/D/T dated February 2, 2004, by Warranty Deed from Stephanie Lynne Chapman and Nathan Paul Chapman, Trustees of The Stephanie Lynne Chapman Living Trust, established by the Revocable Trust Agreement of Stephanie Lynne Chapman, dated January 5, 2011, of record in Instrument No. 20161216-0132349, in the Register's Office of Davidson County, Tennessee, dated December 14, 2016 and recorded on December 16, 2016.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Forest Acres Subdivision Section Three, as recorded in Plat Book 1424, Page(s) 56.