PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

Name and Address of New Owner:
Viktoriya Dzyuba
360 Clearwater Drive
Nashville, TN 37217

Send Tax Bills To:

New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 894431 DEEDWARR
07/27/2022 09:42:48 AM 3 pgs
Fees: $18.00 Taxes: $928.70

20220727-0085586

Map & Parcel No: 150 05 0 362.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dennis N. Colvin, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Viktoriya Dzyuba, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40B on the Plan of Edge-O-Lake, Section 21 of record in Plat Book 5200, Page 577, Zone Lot Division Lot Nos. 10-16 & 18-43 Edge-O-Lake, Section 21, as of record in Plat Book 6250, Page 111 and Revised by plat of record in Plat Book 6900, Page 256, 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 Dennis N. Colvin, a single man, by Warranty Deed from David Wright and wife, Sharon Wright, of record in Instrument No. 20180705-0065021, in the Register's Office of Davidson County, Tennessee, dated June 28, 2018 and recorded on July 05, 2018.

This improved property known as 360 Clearwater Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of July, 2022.

Dennis N. Colvin by Matthew E. Colvin as Attorney-in-Fact
Dennis N. Colvin, by Matthew E. Colvin,
as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Matthew E. Colvin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dennis N. Colvin, and who acknowledged the execution of the same to be the free act and deed of Dennis N. Colvin, under said Power of Attorney.

Witness my hand this 25 day of July, 2022.

Notary Signature

My commission expires: 6-21-25

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $251,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
25th day of July, 2022.

Notary Public
My commission expires: 5-5-25
File No. 2022-4968-SK

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE