Karen Johnson Davidson County
Batch# 904993 DEEDWARR
08/18/2022 10:25:00 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20220818-0093615

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

CRT File No. 220741858

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

CHAPMAN ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of August, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Workman 836 Forest Acres Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 146-14-0-013.00

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, **Alexandra Yatchenko, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Workman, unmarried**, ("Grantee"), his 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 No. 17 and the Southeasterly Triangular part of Lot No. 16 on the Plan of Forest Acres Subdivision, Section Three of record in Plat Book 1424, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the West margin of Forest Acres Drive at the common corner of Lots Nos. 17 and 18; thence with said Drive Northerly 221.8 feet to an iron pin which is 21 1/4 feet North of the common corner of Lots 16 and 17; thence North 76 degrees 40 minutes West crossing the common line of Lots 16 and 17, 180.5 feet in all 163 feet to a hub; thence North 56 degrees 10 minutes West 194.1 feet to the Easterly margin of Otter Creek Road at the common corner of Lots 16 and 17; thence in a Southwesterly direction with Otter Creek Road, 152.3 feet; thence leaving said road South 38 degrees 15 minutes East 334.4 feet to a corner of Lots 17 and 18; thence Easterly the line between said lots 241.9 feet to the beginning .

Being the same property conveyed to ALEXANDRA YATCHENKO, by deed from HENSLEY GROUP, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200814-0091151 , dated August 13, 2020 , 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. 146-14-0-013.00.

Matters shown on the Plan of record in Plat Book 1424, page 56, said Register's Office.

Storm Water Detention Agreement of record in Book 7266, page 813, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7704, page 556, said Register's Office.

This is improved property located at 836 Forest Acres Drive Nashville TN 37220

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 16th day of August, 2022.

Alexandra Yatchenko

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexandra Yatchenko, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2022.

Notary Public

My Commission Expires: 5/7/24

