Karen Johnson Davidson County
Batch# 906734 DEEDWARR
08/23/2022 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.13
20220823-0095197

Warranty Deed

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $344,900.00. Affiant Subscribed and sworn to before me, this the 18th day of August, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Denis Zhernokleyev and Julia Khait	New Owner(s)	148-13-0-001.00
366 Melpar Drive	366 MELPAR DRIVE	
Nashville, TN 37211	NASHVILLE TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONATHAN TROUTMAN AND KIMBERLY BROOKE TROUTMAN A/K/A BROOKE TROUTMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENIS ZHERNOKLEYEV AND JULIA KHAIT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 372 on the Plan of Fairlane Park Section III of record in Plat Book 2331, Page (s) 145 and 146, 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 George W. Reese, III and Gladys B. Reese by Warranty deed from Melpar Homes, Inc. of record in Book 2695, page 321, Register's Office for Davidson County, Tennessee, recorded on August 29, 1957.

Said George W. Reese, III died leaving Gladys B. Reese as the surviving tenant. Said Gladys B. Reese became deceased on May 11, 2015 leaving Last Will and Testament filed for Probate in Docket No. 15P897, Chancery Court of Davidson County, Tennessee.

Being the same property conveyed to Jonathan Troutman and Brooke Troutman, husband and wife by Warranty deed from Debra Jo Pugh, Executor and Donna Kay Beaver, Co-Executor of the Estate of Gladys Buford Reese of record in Instrument No. 20150715-0068725 Register's Office for Davidson County, Tennessee, dated July 14, 2015 and recorded on July 15, 2015; Brooke Troutman and Kimberly Brooke Troutman are one and the same person.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 366 Melpar Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of August, 2022.

Jonathan Troutman

Kimberly Brooke Troutman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Troutman and Kimberly Brooke Troutman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of August, 2022.

Notary Public

My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 18, 2022**.

Affiant Signature

August 23, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

23rd day of **August**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

