WARRANTY DEED

Karen Johnson Davidson County
Batch# 913781 DEEDWARR
09/07/2022 03:38:40 PM 2 pgs
Fees: $13.00 Taxes: $1,664.63

20220907-0100450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DEARMORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-08-2024

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas H. Hardin	NEW OWNER	096-05-0-127
(NAME)	(NAME)	
205 Donelson Hills		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Anastasiia Tyshchenko and Andriy Tyshchenko, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Thomas H. Hardin, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 100, on the Plan of Donelson Hills, as of record in Plat Book 2331, Page 22 and 23, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Norman H. Richards and wife, Bessie N. Richards by Warranty Deed from Emily LeRoy, unmarried, dated 11/19/2001, of record in Instrument 200111270129003, Register's Office for Davidson County, Tennessee.

The said Norman H. Richards died on 08/22/2013, leaving the said Bessie N. Richards the sole surviving tenant by the entirety.

The said Bessie N. Richards died testate on 03/04/2019, devising subject property to Norman Eugene Richards, Successor Trustee under the Norman H. Richards and Bessie N. Richards Revocable Trustee dated February 11, 1993, as evidenced in File No. 201903270027790, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Anastasiia Tyshchenko and Andriy Tyshchenko, wife and husband by Warranty Deed from Norman Eugene Richards, Successor Trustee under the Norman H. Richards and Bessie N. Richards Revocable Trustee dated February 11, 1993, dated 05/17/2019, of record in Instrument 201905280049863, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 2331, Page 22-23, (2) Covenants, conditions, easements and restrictions recorded in Book 2356, Page 365, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 205 Donelson Hills, Nashville, TN 37214
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), his/her/their 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.

Effective the 6th day of September, 2022.

Anastasiia Tyshchenko

Andriy Tyshchenko

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anastasiia Tyshchenko and Andriy Tyshchenko**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of September, 2022.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JN-21-22-205

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122