When recorded, return to:
Lenders Title Company
174 Saundersville Road
Ste. 102
Hendersonville, TN 37075
File Number: 22-0009404-520

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 7-18735-kp

Karen Johnson Davidson County
Batch# 920457 DEEDWARR
09/22/2022 11:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,143.30
20220922-0105414

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$309,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of September, 2022.

Notary Public
My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katharine Sarah Irvin 735 Tulip Grove Road 213 Hermitage, TN 37076	Legacy Home Loans LLC dba Steadfast Mortgage 4004 Hillsboro Pike Ste 216B Nashville, TN 37215	075 12 0F 076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alina Smirnov, an unmarried woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katharine Sarah Irvin, unmarried woman,** 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 76, AKA Unit 213, Tulip Cove Townhomes, as shown on plat of record in Exhibit B of Instrument No. 20050517-0055768, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Alina Smirnov, an unmarried woman by Warranty Deed from Vastland Northcrest Development, LLC, a limited liability company of record as Instrument No. 20201120-0136895 in the Register's Office for Davidson County, Tennessee, dated November 17, 2020 and recorded on November 20, 2020.

Being the same property conveyed to Vastland Northcrest Development, LLC, a Limited Liability Company by Warranty Deed from Sarah M. Morrison, unmarried of record in Instrument No. 20200701-0071236 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded July 1, 2020.

This Instrument executed on behalf of Alina Smirnov ("Principal") by Spencer Lambert pursuant to the Power of Attorney of record in Instrument Number _____20220922010541 3_____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **735 Tulip Grove Road, 213, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 19th day of September, 2022.

GRANTOR:

Alina Smirnov by Spencer Lambert, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Spencer Lambert the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Alina Smirnov ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 19th day of September, 2022.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission expires: 9/11/23

EXHIBIT "A"
TO WARRANTY DEED
From: Alina Smirnov
To: Katharine Sarah Irvin

STATE OF TENNESSEE
COUNTY OF Rutherford

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 19th day of September, 2022.

Notary Public
My Commission Expires: 9/10/23

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202209220105414

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 9/19/22 (date of document).

Affiant Signature

9/22/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22 day of Sept., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

