Karen Johnson Davidson County
Batch# 927057 DEEDWARR
10/07/2022 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20221007-0110813

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/10/25
(AFFIX SEAL)

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
C & D Automotive Services, LLC, a Tennessee Limited Liability Company	NEW OWNER	064-09-0-109
(NAME)	(NAME)	
4204 Old Hickory Boulevard	4204 Old Hickory Boulevard	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Sergey Olkhovskiy**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **C & D Automotive Services, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 7 and the southerly 40 feet of Lot No. 8, Block 5, on the Map of Berryville, as of record in Book 421, Page 117, Registers' Office for said County.

Said Lot 7 and part of Lot 8 adjoin and front together 90 feet on the Easterly side of Jones Bend Road, or Hadley Bend Road, now Old Hickory Boulevard, and runs back between parallel lines, 141 feet, more or less, to an alley.

Being the same property conveyed to Sergey Olkhovskiy, by Warranty Deed from Christopher A. Phillips and wife Ashley T. Phillips, of record in Instrument No. 20190123-0006404, in the Register's Office for Davidson County, Tennessee, dated January 22, 2019, and recorded on January 23, 2019.

This Conveyance is subject to the following: Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Berryville, as recorded in Book 421, Page 117. Easement for Sewer/Storm Drainage, recorded in Book 10689, Page 532. Easement for Right of Way, recorded in Book 2480, Page 626. Easement for Right of Way, recorded in Book 2481, Page 2. Rights or claims of tenants under unrecorded leases.

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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 4204 Old Hickory Boulevard, Old Hickory, TN 37138
(House No.) (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 GRANTEES, their successors 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 successors and 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 7 day of October, 2022.

Sergey Olkhovskiy

STATE OF TENNESSEE

COUNTY OF Williamson

On this 7 day of Oct, 20 22, before me personally appeared Sergey Olkhovskiy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: _____

My Commission Expires: 8/10/25

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 7 day of October, 2022.

K. Thomas Sidwell
Date: 10-7-2022

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 7 day of October, 2022.

Notary Public
My Commission Expires: 1-21-26

