WARRANTY DEED

Karen Johnson Davidson County
Batch# 940011 DEEDWARR
11/10/2022 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20221110-0120646

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR 7, 2023

(AFFIX SEAL)

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
Jacob Wyatt	Orion Federal Credit Union	073-07-0-176
(NAME) 2311 Kimberly Drive	(NAME) 400 Monroe Avenue	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Memphis, TN 38103	
(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 **Andriy Tyshchenko and Anastasiia Tyshchenko, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jacob Wyatt, a single 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:

Land in Davidson County, Tennessee, being Lot No. 42A of the Zone Lot Division of Lots Nos. 22-26, 38 and 39, Section 4, and Lots 41-43, Section 3 of Cabin Hill, as of record in Plat Book 6250, page 523 amending Plat Book 5200, page 713, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andriy Tyshchenko and Anastasiia Tyshchenko, husband and wife by Warranty Deed from Stonehorse Real estate Holdings, LLC, dated 03/02/2018 and recorded on 03/05/2018, of record in Instrument 20180305-0020458, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 5200, Page 713, and amended in Plat Book 5200, Page 713, (2) Covenants, conditions, easements, and restrictions recorded in Book 6430, Page 508, and amended in Book 9412, Page 317, (3) Deed of Conveyance easements of record in Book 6181, Page 107, (4) Deed of Conveyance recorded in Book 6209, Page 475, (5) Deed of Conveyance recorded in Book 6407, Page 273, (6) Charter recorded 05/17/1985 of record in Book 6560, Page 154, 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 ☒ 2311 Kimberly Drive, 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 9 day of November, 2022.

Andriy Tyshchenko

Anastasiia Tyshchenko

State of Colorado
County of Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andriy Tyshchenko and Anastasiia 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 9th day of November, 2022.

Notary Public

My Commission Expires: 03/31/2024

LINDA AUMILLER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 19944009635
MY COMMISSION EXPIRES MAR 31, 2024

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

202211100120646

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 November 9, 2022 (date of document).

Cindy S. Smith, Affiant

11/10/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 10th day of Nov., 2022.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026