Karen Johnson Davidson County
Batch# 946952 DEEDWARRSP
12/02/2022 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20221202-0126124

THIS INSTRUMENT PREPARED BY:
Bell & Alexander Title Services, Inc
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ali & Alya Kormesto	New Owner	162-06-0 263.00
(NAME)	(NAME)	
104 Valley Green Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged,

Robert Mohon, Alternate Trustee of The 104 Valley Green Drive Land Trust, a Land Trust; Dated October 22, 2009

(herein called "Grantors"), have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto

ALI KORMESTO AND ALYA KORMESTO

(herein called "Grantees"), the real property situated in DAVIDSON County, Tennessee, described as follows:

Land in Davidson County, being Lot No 35 on the plan of Valley Green Subdivision, of record in Book 4460, page 96 and 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Mohon, Alternate Trustee of The 104 Valley Green Land Trust, by deed dated _____, from Hogg Island Consulting, LLC, of record in Instrument No. 20221202012612 3, Register's Office for said County.

Also being the same property conveyed to Hogg Island Consulting, LLC, by deed dated 05/20/2022, from Windell Mohon, Trustee of The 104 Valley Green Land Trust, of record in Instrument No. 20220520-0059052, Register's Office for said County.

The 104 Valley Green Drive Land Trust, a Land Trust; Dated October 22, 2009 is also known as The 104 Valley Green Land Trust.

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantees, their heirs and assigns forever. The Grantors covenant that they are seized and possessed of the above described property, and have the right to convey it, and Grantors does hereby bind themselves, their heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantees, their heirs and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantors, but not otherwise.

RMT.

In Witness Whereof the undersigned has set his/her hand and seal as a principal and/or officer of **Robert Mohon**, Alternate Trustee of The 104 Valley Green Drive Land Trust, a Land Trust; Dated October 22, 2009,

The 104 Valley Green Drive Land Trust, a Land Trust; Dated October 22, 2009

By: _____
Robert Mohon, Alternate Trustee

State of **Tennessee**
County of Williamson

On the 30th day of November, 2022, before me the undersigned Notary Public of the State and County aforesaid, appeared Robert Mohon with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath , acknowledged himself/herself to be an **alternate trustee** of **The 104 Valley Green Drive Land Trust, a Land Trust; Dated October 22, 2009** the within named bargainor, and that he/she as such **alternate trustee** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by himself/herself as an **alternate trustee** and for said trust behalf of **The 104 Valley Green Drive Land Trust, a Land Trust; Dated October 22, 2009**.

My Commission Expires: 12/4/24

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of **Tennessee**
County of Williamson

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$375,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 30th day of November, 2022.

My Commission Expires: 7/9/2024

_____
Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-30-22.

Affiant Signature

12-1-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY