Karen Johnson Davidson County
Batch# 953209 DEEDWARR
12/19/2022 01:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,513.30
20221219-0131061

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $409,000

Affiant Signature

Subscribed and sworn to before me on this the 13th Day of Dec, 2022

Notary Public

My Commission expires 7 / 7 / 2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Ilya Portnov
7016 Bonnavent Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Ilya Portnov
7016 Bonnavent Drive
Hermitage, TN 37076

MAP AND PARCEL NUMBER: 07408010100

WARRANTY DEED
22NT01635

Effective the 13th Day of Dec., 2022, and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jason Scott Peart, an unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ilya Portnov, an unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

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. 765, on the Plan of Section 7 of Hermitage Hills Subdivision of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 765 fronts 80 feet on the easterly side of Bonnavent Drive and extends back 167.58 feet on the northerly line and 167.46 feet on the southerly line to a dead line measuring 80 feet thereon.

Being the same property as conveyed to Jason Scott Peart, an unmarried man by Warranty Deed from Angela Turcotte and Frances Christianson formerly known as Frances Neal dated 04/26/2022 recorded 05/03/2022 in Book NA, Page NA, as Document Number 20220503-0051199, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 7016 Bonnavent Dr, Hermitage, TN 37076-1016

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 13th day of Dec, 2022

Jason Scott Peart

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jason Scott Peart,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of Dec, 2022.

Notary Public

CAROL S CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

My Commission expires: 1/16/2024.

Legal Description
(Exhibit A)

22NT01635 07408010100

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Tennessee Certification of Electronic Document

I, Katrina Hoff 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 12/13/22 (date of document).

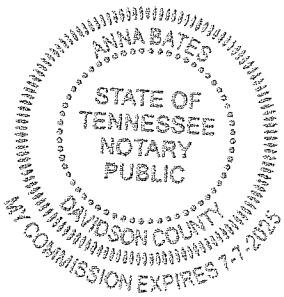
Affiant Signature

12/19/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th of December, 2022.

(SEAL)



Notary's Signature
My Commission Expires: