Karen Johnson Davidson County
Batch# 989817 DEEDWARR
04/10/2023 10 51.08 AM 3 pgs
Fees. $18 00 Taxes· $1,572 50
20230410-0025648

This Instrument Prepared by & Return to.
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Adrian M. and Karen M. Danchenko<br>Mikaela E. Danchenko<br>239 W. Marthona Rd.<br>Madison, TN 37115 | Mortgage Research Center, LLC dba Veterans United<br>1400 Forum Blvd.<br>Columbia, MO 65203 | 042150-052 00 |

**THIS INDENTURE,** made this 6th day of April 2023 between

**Robert W. Harwood and wife, Rhonda Harwood**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**Mikaela E. Danchenko, an unmarried woman and Adrian M. Danchenko and wife, Karen M. Danchenko, as tenants in common with rights of survivorship**

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Tract One: Being Lot Nos. 98 to 102, both inclusive, of Block "B" on the unrecorded Plan of Marthonna Subdivision, described according to a copy of a survey thereof made in December, 1937, by J, A, Mefford, Surveyor, as follows:**

**Said lots front 125 feet on the easterly side of Marthonna Road West and runs back between parallel lines 420 feet to a dead line and being 125 feet thereon: the southwest corner of said group of lots is at a point 250 feet northwardly from the northeasterly corner of the intersection of Marthonna Road West and Marthonna Road South, as measured along the easterly margin of Marthonna Road West.**

**Tract Two: Lot No, 97 of Block "B" of the Plan of Marthonna, not of record, described according to a survey made by J. A, Wafford, Surveyor, December 1937, Located in the 11th, formerly 19th Civil district of Davidson County, Tennessee described as follows:**

**Said Lot No. 97 fronts 25 feet on the easterly side of Marthonna Road West, and runs back between parallel lines in an easterly direction 420 feet to a dead line, being 25 feet thereon. The southwest corner of said lot is 375 feet north from the north line of Marthonna Road South as measured along the easterly side of Marthonna Road West.**

**Being the same property conveyed to Robert W. Harwood and wife, Rhonda Harwood by Warranty Deed dated 6/28/1993 from Evelyn W. Brown, widow of record in Book 9001, Page 122, Register's Office for Davidson County, Tennessee.**

This is ( X ) improved ( ) unimproved property known as: 239 W. Marthona Rd., Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2023 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Robert W. Harwood

Rhonda Harwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert W. Harwood and Rhonda Harwood, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 6th day of April 2023.

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $425,000.00.

Affiant

Sworn to and subscribed before me, this 6th day of April 2023.

Notary Public
My Commission Exp:_____

