RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-12597-2023

Karen Johnson Davidson County
Batch# 990369 DEEDWARR
04/11/2023 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,432.75
20230411-0026153

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $657,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of March 2023

NOTARY PUBLIC

My commission expires

BRANDEE GILLIAM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DICKSON
COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Daniel Cheng Moyer & Sophie Chen 5233 Ravens Glen Nashville, TN 37211	Same address as new owner	172-14-0B-242.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars ($657,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STANISLAV L. GUREVICH AND KATE L. GUREVICH, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL CHENG MOYER AND SOPHIE CHEN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Subdivision Plat of Winfield Park, a Cluster Lot Development, Phase 2, Section 2, of record in Instrument #20030422-0052787, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stanislav L. Gurevich and Kate L. Gurevich, husband and wife, from. Matthew P. Malone and wife, Emily R. Malone, by Warranty Deed dated September 1, 2016 and recorded September 7, 2016 in Instrument #20160907-0094141, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 5233 Ravens Glen, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 31st day of March, 2023

GRANTOR(S)

Stanislav L. Gurevich

Kate L. Gurevich

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Stanislav L. Gurevich and Kate L. Gurevich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of March, 2023.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/31/23 (date of document).

Jennifer L. Pennell

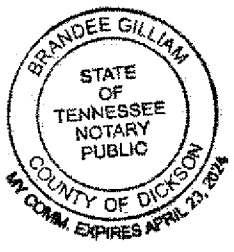
4/10/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of April, 2023.

Notary's Signature

My Commission Expires: _____



Notary's Seal