Karen Johnson Davidson County
Batch# 991801 DEEDWARR
04/13/2023 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20230413-0027214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS1012-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jonathan Lang and Kacee Lang	Rocket Mortgage, LLC	071-14-0E-016.00-CO
(NAME)	(NAME)	
7257 River Bend Road	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Twenty-Five Thousand And No/100 Dollars ($725,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ILYA TOSHINSKIY, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN LANG AND KACEE LANG, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. 16, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Sky at Fern, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160830-0090887, as amended in Instrument No. 20170913-0093673, Instrument No. 20180808-0078087 and in Instrument No. 20190410-0032695, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ilya Toshinskiy, an unmarried man by Warranty deed from Eight-Nine King Development, LLC of record in Instrument No. 20200106-0001290, Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on January 06, 2020.

This is:

unimproved ☐

improved ☒ property, known as 64 Fern Ave Unit 16, Nashville, TN 37207

(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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, 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 GRANTEES, their heirs and 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.

Witness our hands this 12th day of April, 2023.

Ilya Toshinskiy

State of Tennessee
County of Davidson

On this 12th day of April, 2023, before me personally appeared Ilya Toshinskiy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 12th day of April, 2023.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 12th day of April, 2023.

Affiant Signature
Date 04/12/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

