WARRANTY DEED

Karen Johnson Davidson County
Batch# 1007946 DEEDWARR
05/25/2023 04:09:30 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20230525-0039681

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $540,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF MAY, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2925LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Boris Kushnirsky	United Wholesale Mortgage, LLC	
201 Lexington Way	585 South Boulevard E.	
Hermitage, TN 37076	Pontiac MI 48341	064 12 0C 201.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MOLLY HUBBARD FKA MOLLY DAVIS* AND TIMOTHY HUBBARD, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BORIS KUSHNIRSKY,** 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 situated in the 2nd Civil District of Davidson County, Tennessee, and being Building Envelope 201 on the Site Plan of Phase One, Lexington, of record at Plat Book 6250, Pages 340 and 341, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Molly Davis, a single woman, by Warranty Deed from Dustin Anderson and Nicole Anderson, husband and wife, of record in Instrument No. 20210401-0043468, in the Register's Office of Davidson County, Tennessee, dated March 15, 2021 and recorded on April 01, 2021.

*Molly Davis is now known as Molly Hubbard, having since married Timothy Hubbard.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Lexington, as recorded in Plat Book 6250, Page(s) 340 and 341. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lexington, a Planned Unit Development Condominium of record in Book 6503, Page 1, Appointment of Successor Trustee recorded in Book 8392, Page 69; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Easement for Electrical Permit, recorded in Book 7590, Page 165. Storm Water Detention Agreement as set forth in instrument recorded in Book 6420, Page 589.

This is improved property known as 201 Lexington Way, Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 25th day of May, 2023.

Molly Hubbard fka Molly Davis

Molly Hubbard fka Molly Davis

Timothy Hubbard

Timothy Hubbard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MOLLY HUBBARD FKA MOLLY DAVIS AND TIMOTHY HUBBARD, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of May, 2023.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

Notary Public

My Commission Expires: 2-19-2024

I Lisa Allard, 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 May 24, 2023.

Lisa Allard, Affiant May 24, 2023

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this May 24, 2023.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024