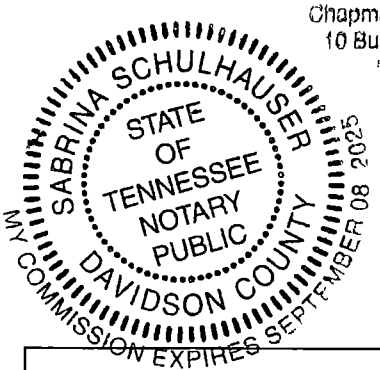
Prepared by:
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $472,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st day of June, 2023

NOTARY PUBLIC

My commission expires _____

Karen Johnson Davidson County
Batch# 1011064 DEEDWARR
06/05/2023 10 06 57 AM 2 pgs
Fees $13 00 Taxes $1,746 40

20230605-0042279

THIS INSTRUMENT PREPARED BY & RETURN TO
Birthright Title, LLC
2800 N Mt Juliet Road
Mt Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
Dennis Mehiel and Belyana Hristova (NAME)	New Owner (NAME)	108-04-0-093 00
841 Fitzpatrick Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $10 00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kevin L. Hammers and Janice Hammers, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Dennis Mehiel and Belyana Hristova, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot(s) 280, as shown on the map entitled Section Three, Larchwood, of record in Book 5200, page 540, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to KEVIN L HAMMERS, by deed from CYNTHIA LYNN CHANDLER KEYSER, MARRIED, of record in Book 10672, page 531, dated October 31, 1997, said Register's Office

This property is __unimproved _X_improved property known as 841 Fitzpatrick Road, Nashville, TN 37214

PROPERTY TAXES for the current year shall be prorated as of date of deed

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated

Witness our hands this 1st day of June, 2023

Kevin L Hammers

Janice Hammers

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin L Hammers and Janice Hammers, the herein bargainor, with whom I am personally acquainted (or proved to me 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, this the 1st day of June, 2023

Notary Public
My Commission Expires

