Karen Johnson Davidson County
Batch# 1019494 DEEDWARR
06/27/2023 02 13:39 PM 2 pgs
Fees. $13 00 Taxes· $1,480 00
20230627-0048881

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

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 07505003100

NAME & ADDRESS OF NEW OWNER:
Artem Egoyan and Maria Korpacheva
9406 Via Patricia
Burbank, CA 91504

SEND TAX BILLS TO:

NEW OWNER

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10 00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **LORI C PEGLER AND DUANE A PEGLER, WIFE AND HUSBAND,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **ARTEM EGOYAN AND MARIA KORPACHEVA, EACH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit

BEING all of Lot No 10, on the Plan of Section 2, Hermitage Place, as shown by plat appearing of record in Book 6900, page 760, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Lori C Pegler and husband, Duane A Pegler, by Warranty Deed from Martin W Ollenberger and Kathy B Ollenberger, dated July 29, 2004, appearing of record in Instrument No 20040805-0094472, of the Register's Office of Davidson County, Tennessee

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, along with any easements and right of ways of public roads and utilities

This is improved property known as 181 Bonnafield Dr, Hermitage, TN, 37076.

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

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 23rd day of June, 2023

Lori C Pegler

Duane A Pegler

STATE OF TENNESSEE)
COUNTY OF ~~RUTHERFORD~~ Blount LPB)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lori C Pegler and Duane A Pegler, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained

WITNESS MY HAND AND OFFICIAL SEAL at office this the 23rd day of June, 2023

NOTARY PUBLIC

LESLIE F BLEVINS STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

My Commission Expires Nov 22, 2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 23rd day of June, 2023

NOTARY PUBLIC

My Commission Expires Nov. 22, 2023

LESLIE F BLEVINS STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

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