Name and Address of New Owner:
Andriy Saldayer and Yana Voshchina
7816 Sawyer Brown Road
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1021244 DEEDWARR
06/30/2023 10:29:30 AM 4 pgs
Fees: $23.00 Taxes: $777.00
20230630-0050076

Send Tax Bills To:
Andriy Saldayer and Yana Voshchina
Same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 128-10-0-216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shelia Mantegani, and Steven A. Mantegani, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andriy Saldayev, and spouse, Yana Voshchina,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 2A, on the Plan of Zone Lot Division of Lot No. 2, Clunan Heights Subdivision, Section 2, of record in Plat Book 6250, Page 27 and amended in Book 6250, Page 362, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Shelia Mantegani and Steven Mantegani, husband and wife, by Warranty Deed dated March 14, 2018 from Robert E. Thompson and wife, Sheryl Thompson, recorded March 15, 2018 in Instrument No. 20180315-0024368 in the Register's office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2023.

Shelia Mantegani (SEAL)

Steven A. Mantegani (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2023, before me personally appeared Shelia Mantegani and Steven A. Mantegani, 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's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2023.

Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00, 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
28th day of June, 2023.

_____
Notary Public
My commission expires: 3/3/25
File No. 2023-6143-DL

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 June 28 2023 (date of document).

Regina Sullo
Affiant Signature

June 30, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 30th day of June, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026