Karen Johnson Davidson County
Batch# 1028607 DEEDWARR
07/20/2023 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20230720-0055934

KATHERINE B S... NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 540,000.

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2023.

Notary Public

My commission expires: My Commission Expires January 28, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
IVAYLO TANKOV AND MARIANA J. TANKOV	New Owner	181-10-0A-293.00 CO
7848 Oakfield Grove		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

KEELING R. BAIRD, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IVAYLO TANKOV AND MARIANA J. TANKOV, 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:

Land in Davidson County, Tennessee, being Lot(s) 1020, as shown on the map entitled Final Plat, Autumn Oaks Subdivision, Phase 10A, of record as Instrument No. 20130812-0084048, 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 KEELING R. BAIRD, UNMARRIED WOMAN, by deed from BRYAN E. FINLASON AND SHEILA E. LEKAN, NOW KNOWN AS SHEILA FINLASON, HUSBAND AND WIFE, of record as Instrument No. 20181002-0097542, dated September 27, 2018, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 7848 Oakfield Grove, Brentwood, TN 37027.

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-1683-KS

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 my/our hand(s) this 17th day of July, 2023.

KEELING R. BAIRD

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **KEELING R. BAIRD**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2023.

NOTARY PUBLIC
My Commission Expires: 3.24.2027

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 7-17-23

Kathy Smith
Affiant Signature

7-17-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this July 17, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

