WARRANTY DEED

Karen Johnson Davidson County
Batch# 1032213 DEEDWARR
07/28/2023 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230728-0058484

Y-RMX-23-1450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027 (AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tatiana Yastrebova and Igor Gukasov	**Tatiana Yastrebova and Igor Gukasov**	
(NAME) **1450 Finnland Drive**	(NAME) **1450 Finnland Drive**	**041-06-0-039.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Nashville, TN 37207**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREGORY MATTHEW CHITWOOD, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TATIANA YASTREBOVA AND IGOR GUKASOV, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land lying in Davidson County, Tennessee, being a portion of Lot 9 on the Plan of Skyline Subdivision, Section Two, as of record in Book 3700, Page 46, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the North right of way margin of Finnland Drive, said point being North 89 degrees 52 minutes West 188.03 feet from the common corner of Lot Nos. 9 and 10 of said subdivision; thence with said margin North 89 degrees 52 minutes West 34.97 feet to an iron pin in concrete at the beginning of a curve having a radius of 325.00 feet; thence with said curve Southwesterly 177.91 feet to an iron pin at the common corner of Lot Nos. 8 and 9; thence leaving road, North 31 degrees 14 minutes West 55.15 feet to an iron pin in concrete; thence North 04 degrees 26 minutes East 448.00 feet to an iron pin in concrete; thence North 02 degrees 00 East 266.00 feet to a concrete monument at the Northwest corner of Lot No. 9; thence South 87 degrees 16 minutes East 190.96 feet to a point in the North boundary of said Lot No. 9; thence with a new line severing said Lot No. 9 South 00 degrees 08 minutes West 703.5 feet to the point of beginning, containing 3.5 acres, more or less.

There is an extension of the existing 50 foot roadway and utility easement being of record in Book 4283, Page 609, Register's Office for Davidson County, Tennessee, the said North margin of said easement begins at a point in the East boundary of Lot No. 9 of a point 212 feet Southerly from the Northeast corner of said lot and extends North 87 degrees 16 minutes West 188.04 feet to a point being in the East line of the above described 3.50 acres also being 212 feet Southerly from the North Boundary line of Lot No. 9 in Section Two of Skyline Subdivision.

Being the same property conveyed to Gregory Matthew Chitwood, single man by Warranty deed from Jessee W. Drew, a single man and Lynn Drew, a single woman of record in Instrument No. 20200901-0099406 Register's Office for Davidson County, Tennessee, dated August 27, 2020 and recorded on September 1, 2020. (Value of consideration shown in aforementioned deed $395,000.00.)

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 46, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3957, Page 549, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure (Specific to a Portion of Lot 9 conveyed in Instrument No. 20140715-0062223) of record in Instrument Number 20140804-0069810, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4283, Page 607, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4283, Page 609, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20200901-0099405, in the Register's Office for

Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1450 Finnland Drive, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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(S), 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 my/our hand(s) this the **28th** DAY OF JULY, 2023.

Gregory Matthew Chitwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY MATTHEW CHITWOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **July 28, 2023**.

Date

D Hardwick

Affiant Signature

July 28, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026