Karen Johnson Davidson County
Batch# 1047427 DEEDWARR
09/07/2023 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20230907-0070291

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Trudy Elliott	LIBERTY FEDERAL CREDIT UNION ~~New Owner~~	116 16 0B 011.00
(NAME)	(NAME)	
121 Wentworth Avenue	1200 FOREST BRIDGE RD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	LOUISVILLE KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lyubov Naiditch and Gideon Naiditch, wife and husband** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Trudy Elliott, unmarried woman** (the "**Grantee**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of the Second Revision, The Iroquois of Nashville of record in Plat Book 6900, Pages 61 and 62, Register's Office for said County.

Said Lot No. 11 fronts 81.00 feet on the Westerly margin of Wentworth Avenue and extends back 97.23 feet on the Northerly line and 78.59 feet on the Southerly line to a dead line in the rear, measuring 96.17 feet thereon.

Being the same property conveyed to Lyubov Naiditch and Gideon Naiditch, wife and husband, by Warranty Deed from Susan Elaine Dudley, unmarried, of record in Instrument No. 20200622-0066383, in the Register's Office of Davidson County, Tennessee, dated June 18, 2020 and recorded on June 22, 2020.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 121 Wentworth Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 25 day of August, 2023.

GRANTORS:

Lyubov Naiditch

Gideon Naiditch

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Lyubov Naiditch and Gideon Naiditch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 25 day of August, 2023.

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public

My Commission Expires: 5/9/26

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 September 1, 2023 (date of document).

Affiant Signature

September 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023