Karen Johnson Davidson County
Batch# 1063178 DEEDWARR
10/20/2023 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $3,404.00
20231020-0082429

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231045973**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$920,000.00~~. Affiant Subscribed and sworn to before me, this 19th day of October, 2023. Notary Public My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Tomeka Taylor Minchey 1311 Wade Avenue Nashville TN 37212	Send Tax Bills To: New Owners	Tax Information: Tax Parcel ID No. 105 05 0K 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Yasin Alan and Yevgeniya Tsoy, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Tomeka Taylor Minchey and Kennith S. Minchey, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Unit 4, as shown on the Plan of The Edge at Belmont Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20140617-0052717, as being amended at Instrument No. 20150723-0072385, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being the same property conveyed to Yasin Alan and Yevgeniya Tsoy, Husband and Wife, by Warranty Deed from Kee Capital Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150710-0067310, in the Register's Office of Davidson County, Tennessee, dated June 25, 2015 and recorded on July 10, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140617-0052717, as amended at Instrument No. 20150723-0072385.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140501-0036661.

Joint Driveway Easement and Mutual Maintenance Agreement as set forth in instrument recorded in Instrument No. 20180425-0038808.

This is improved property located at 1311 Wade Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of October, 2023.

Yasin Alan

Yevgeniya Tsoy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Yasin Alan and Yevgeniya Tsoy, 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 for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Holly A Mason, 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 10/19/23.

Affiant Signature

10/19/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of October, 20 23.

Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/25