This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21934-DJ

Karen Johnson Davidson County
Batch# 1089583 DEEDWARR
01/08/2024 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240108-0001603

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Mallory Hoffman
Affiant

Subscribed and sworn to before me, this the 2nd day of January, 2024.

Danielle Imbaratto
Notary Public
My Commission Expires: _____

DANIELLE IMBARATTO NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES 12-1-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yuriy Lashchuk and Rebecca Lashchuk 3804 Lunn Drive Nashville TN 37218	Yuriy and Rebecca Lashchuk 3804 Lunn Dr Nashville TN 37218	058-11-0-069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anchor Properties Group, Inc., a Tennessee corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Yuriy Lashchuk and Rebecca Lashchuk, a married couple**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 134, Section I, Royal Hills, according to survey and plat of same appearing of record in Book 4675, page 73, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Anchor Properties Group, Inc. by Warranty Deed from Christine Ann Burnett and Earnest Lee Taylor, Jr., heirs to the Estate of Joe Ann Taylor Cunningham, dated May 19, 2023, recorded May 23, 2023, of record in Instrument No. 20230523-0038877; as corrected in Instrument No. 20230717-0054708, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3804 Lunn Drive, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number 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 2 day of January, 2024.

GRANTOR:

Anchor Properties Group, Inc., a Tennessee corporation

By: _____
Cristy A. Booher, Vice President/Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cristy A. Booher, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that SHE is the Vice President/Secretary of Anchor Properties Group, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2 day of January, 2024.

_____
Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202401080001603

Tennessee Certification of Electronic Document

I, Mallory Hoffman 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 January 2, 2024. (Date of document)

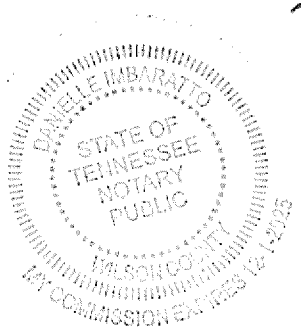
Mallory Hoffman
Affiant Signature

1/8/24
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 8th day of Jan, 2024.



Danielle
Notary signature

My commission expires: