RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QBL-18919-23

Karen Johnson Davidson County
Batch# 1097563 DEEDWARR
02/02/2024 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240202-0007580

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2024.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Archipelago Investments LLC 2911 Clifton Ave Nashville, TN 37209	Same address as new owner	092-05-0-321.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($330,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **CHRISTOPHER ING, A MARRIED MAN BY AND THROUGH HIS LAWFUL ATTORNEY-IN-FACT, MAX KHAZANOV**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ARCHIPELAGO INVESTMENTS LLC, A WYOMING LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being a Part of Lot No. 2 on the Plan of A.W. Wills (Incorrectly shown as Willis on prior deed) Subdivision of Part of the Barrow Lands, of record in Book 161, page 107, Register's Office for said County, to which reference is hereby made for a more complete and accurate description. Said Part of Lot No. 2 fronts 40 feet on the south side of Clifton Pike and runs back between parallel lines 125 feet to an alley in the rear; beginning at a point on the south side of Clifton Pike 128.4 feet east of the intersection of Clifton Pike, and 32nd Avenue North, formerly Pitcher Ave., thence along Clifton Pike 40 feet in a westerly direction, thence at right angles 125 feet south to an alley; thence east along said alley 40 feet, thence north 125 feet to the beginning.

Being the same property conveyed to Christopher Ing, a married man, from Troy Lockamy, married, and David W. Adcock, III, married, by Warranty Deed dated January 9, 2017 and recorded January 18, 2017 in Instrument #20170118-0005181, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Book 161, page 107; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as: 2911 Clifton Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this 1st day of February, 2024.

GRANTOR:

Christopher Ing by Max Khazanov, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

On this the 1st day of February, 2024, before me, appeared Max Khazanov, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Christopher Ing and that said instrument was signed on behalf of the said Christopher Ing by himself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 1, 24 (date of document).

Jennifer L. Pennell

Feb. 1, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of Feb, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

