THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38037-02-2024** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $950,000.00. Affiant Subscribed and sworn to before me this 4th day of March, 2024. Notary Public My Commission Expires: Sep. 21, 2026

Karen Johnson Davidson County
Batch # 1107126 DEEDWARR
03/04/2024 10:13:50 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20240304-0014716

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Alan Tan Irina Grebenshchikova 3903 Abbott Martin Road Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 11612011800

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, **Ronda Lea Rinker, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan Tan and Irina Grebenshchikova, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3903 Abbott Martin Road, Nashville, TN 37215.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 29th day of February, 2024.

Ronda Lea Rinker by Gerald G. Patterson, Atty-In-Fact

Ronda Lea Rinker by Gerald G. Patterson,
her attorney-in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Ronda Lea Rinker, and he is authorized by Ronda Lea Rinker to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of February, 2024.

Eileen K. Hopkins

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in the 7th Civil District of Davidson County, Tennessee, being part of a triangular tract of land on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County, also shown on the Plan of the Resubdivision of part of Royal Oaks Subdivision, as of record in Book 974, Pages 4 and 5, said Register's Office, described according to a survey made by James A. Hamilton, Jr., Surveyor, October 29, 1955, as follows:

BEGINNING on the southerly margin of Abbott-Martin Road, at a point 717.75 feet, more or less, east of the easterly margin of Lynwood Boulevard, being the northeast corner of the property conveyed to Laura L. Gates, by deed from Frances J. Stoltz, of record in Book 2537, page 4, said Register's Office; thence with the easterly line of said Gates property, south 8 degrees 50' west 370.82 feet; thence eastwardly 74.41 feet; thence north 13 degrees 30' east 61.47 feet; thence north 23 degrees 45' east 318.5 feet to the southerly margin of Abbott-Martin Road; thence with said Road, north 84 degrees 30' west 157.75 feet to the beginning.

Being the same property conveyed to Ronda Lea Rinker, an unmarried woman, by deed dated June 25, 2021 from Madison Elizabeth Gourley, unmarried and Gregory G. Gourley, unmarried, of record in Instrument No. 20210625-0086770, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, Pages 102 and 103 and Book 974, Pages 4 and 5, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4281, Page 200, Register's Office for Davidson County, Tennessee.
4. Easement for the flow of a creek over so much of the premises as may lie therein.