Karen Johnson Davidson County
Batch# 1110918 DEEDWARR
03/14/2024 08:01:30 AM 4 pgs
Fees: $23.00 Taxes: $462.50
20240314-0017538

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2024.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G24-20589

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
SJI Sweet Homes LLC (NAME)	Same as New Owner (NAME)	067-00-0-103.00
105 Elizabeth St. (STREET ADDRESS)	(STREET ADDRESS)	
Ashland City TN 37015 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Yelyzaveta Varichyna, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SJI Sweet Homes LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Ernest Medlin, dated January 11, 1975, as follows:

BEGINNING at an iron pin in the Northerly right-of-way of Tennessee Highway No. 12 at a point in the Southwest corner of the property conveyed to John B. Holley and wife, Marjorie Phelps Holley, and the common boundary of the subject property herein conveyed; thence South 61° 11' West 50.8 feet along the North right-of-way boundary of Hwy No. 12 to an iron pin; thence North 26° 45' West 347.5 feet along the Westerly boundary line of the property conveyed to John G. Claus by deed of record in Book 2445, Page 13, Register's Office for Davidson County, Tennessee; thence North 26° 45' West 347.5 feet to an iron pin; thence South 60° 41' West 149.2 feet to an iron pin; thence along the Easterly boundary of the property conveyed to H. M. Beard, Jr. and wife, Mary Elizabeth Beard, by deed of record in Book 2965, Page 69, Register's Office for Davidson County, Tennessee, North 18° 24' West 580.1 feet to an iron pin; thence North 64° 37' East 199.36 feet along the rear to an iron pin; thence along the common boundary of the subject property herein conveyed and the Westerly boundary of the property conveyed to John B. Holley and wife, Marjorie Phelps Holley, South 18° 17' East 568.66 feet to a point marked by an iron pin; thence continuing along the Easterly boundary of the John B. Holley and wife, Marjorie Phelps Holley,

~~property South 26° Phelps Holley~~, property South 26° 45' East 345.7 feet to the point of beginning.

Note for informational purposes only: prior deed references subject property to contain 3.0 acres.

LESS AND EXCEPT that part conveyed to the State of Tennessee by Warranty Deed of record in Book 9545, Page 100 and being more particularly described as follows:

Beginning at a point in the existing northerly margin of State Route 12, 15.52 feet from centerline station 397+61.55; thence with said existing northerly margin, South 66 degrees 45 minutes 48 seconds West, 50.67 feet to a point in the westerly line of subject tract 15.41 feet from centerline station 398+12.22; thence, with said westerly line of subject tract, North 19 degrees 51 minutes 42 seconds West, 36.66 feet to a point in the proposed northerly margin 52 feet from centerline station 398+09.98; thence, with said proposed northerly margin, North 66 degrees 38 minutes 10 seconds East, 49.67 feet to a point in the easterly line of subject tract 52 feet from centerline station 397+60.3 l; thence, with said easterly line of subject tract, South 21 degrees 25 minutes 30 seconds East, 36.50 feet to the beginning, containing 1833 square feet.

Also conveyed with this property is a permanent easement for the purpose of construction and maintenance of a septic tank overflow field systems located and described as follows:

Beginning at a point in the easterly boundary of the property conveyed to John B. Holley and wife, Marjorie Phelps Holley, of record in Book 3133, Page 363, Register's Office for Davidson County, Tennessee, in the common boundary line of the property herein conveyed and the John B. Holley and wife, Marjorie Phelps Holley, property 345.7 feet north of Tennessee Hwy No. 12; thence along the common boundary line of the John B. Holley and wife, Marjorie Phelps Holley property and the subject property herein conveyed, S 26°45' E 100 feet to a point; thence S 60°41' W 50 feet to a point; thence northwardly parallel with the common boundary, line between subject property herein conveyed to Clarence W. Fortner and wife, Dorothy L. Fortner, and the John B. Holley and wife, Marjorie Phelps Holley property 100 feet to a point; thence S 60°41' W 50 feet to the point of beginning. Said easement to run with the land and to continue until a publicly owned sewerage disposal system is available and connected to the subject property, after which the described easement will terminate.

Being the same property conveyed to Yelyzaveta Varichyna, an unmarried woman by Deed dated July 27, 2021, recorded July 30, 2021, in Instrument Number 20210730-0102650, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5226 Ashland City Highway, Nashville, TN 37218.

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.

Witness my/our hand(s) this 13th day of March, 2024.

Yelyzaveta Varichyna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of March, 2024, before me personally appeared Yelyzaveta Varichyna, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 13th day of March, 2024.

Notary Signature
My commission expires: 1/28/25

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3-13-24 (date of document)

Affiant Signature

3-13-24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY