Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 17127

WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-17-2024

Karen Johnson
Batch # 1111008
03/14/2024 10:04:26 AM
Fees: $18.00 Taxes: $2,109.00

Davidson County
DEEDWARR
3 pgs

20240314-0017658

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Kyle Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyle Moore	Cadence Bank	119-01-0-G-001.00 CO
(NAME)	(NAME)	
2212 Sadler Ave.	PO Box 3790	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Tupelo MS 38803-3790	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Demetria V. Khamken, an unmarried woman and Sergey Kamilchu, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle Moore, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit A of Homes on Sadler Avenue, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes on Sadler Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190404-0030672, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes on Sadler Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190404-0030672, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Demetria V. Khamken, by Warranty Deed from Blackacre Development Company, LLC, a Tennessee limited liability company, dated March 9, 2020, of record in Instrument No. 20200316-0028950, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Demetria V. Khamken, single and Sergey Kamilchu, single, as tenants in common, by Quitclaim Deed from Demetria V. Khamken, single, dated June 9, 2021, of record in Instrument No. 20210806-0105973, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2212 Sadler Ave., Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 547, page 74 and Exhibit "B" of Instrument No. 20190404-0030672; All matters shown in Declaration of Covenants, Conditions and Restrictions and all exhibits thereto of record in Instrument No. 20190404-0030672; Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4155, page 574; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 11th day of March, 2024.

Demetria V. Khamken

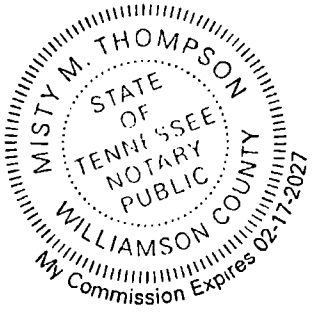
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Demetria V. Khamken, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 11th day of March, 2024.

Notary Public
My Commission Expires: _____

File No.: 38275



Witness my hand this 11th day of March, 2024.

Sergey Kamilchu

State of Virginia.

County of Norfolk.

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sergey Kamilchu, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Norfolk (city), Virginia (state), this 11th, day of March, 2024.

Notary Public
My Commission Expires: 02.28.2026

DUSTIN W LEE
NOTARY PUBLIC
MY COMMISSION NUMBER 7977054
COMMONWEALTH OF VIRGINIA