This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22345-AP

Karen Johnson Davidson County
Batch# 1114099 DEEDWARR
03/22/2024 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,208.90
20240322-0020155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $597,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2024.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marina Olegovna Solomatkina 1717C County Hospital Rd Nashville, TN 37218	New Owner	080-04-0B-001.00

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, **X5 Construction LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Marina Olegovna Solomatkina, a married woman,** 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:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit C, together with the appurtenant common elements of Homes at 1717C County Hospital Road, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1717C County Hospital Road, of record in Instrument No. 20221130-0125531, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being part of the same property conveyed to X5 Construction LLC, a Tennessee Limited Liability Company, by Warranty Deed from Tony Patton, a Married man of record in Instrument No. 20220304-0025116, in the Register's Office of Davidson County, Tennessee, dated February 10, 2022 and recorded on March 04, 2022.

This is improved property located at: **1717 C County Hospital Road, 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 22nd day of March, 2024.

GRANTOR:

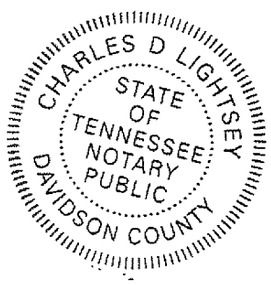
X5 Construction LLC,
a Tennessee Limited Liability Company

By: _____
Ruslan Bagirov, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ruslan Bagirov, 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 he is the Authorized Agent of X5 Construction LLC, 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 22nd day of March, 2024.

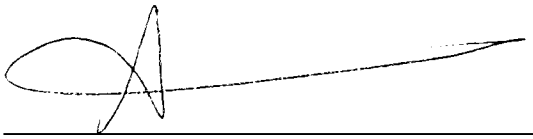


_____
Notary Public
My Commission expires: 3/3/26

202403220020155

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 3-22-2024.



Affiant Signature

3-22-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3-22-2024.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal