WARRANTY DEED

Karen Johnson Davidson County
Batch# 1116940 DEEDWARR
04/01/2024 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20240401-0022370

File No. DH-24-6076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaleb K. Steele and David R. Dodson	Same as New Owner	058-14-0-025.00
(NAME)	(NAME)	
4227 West Hamilton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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/we, **Alexandra Artourovna Yatchenko, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaleb K. Steele, an unmarried man, and David R. Dodson, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR 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 Lot No. 158 on the Plan of Enchanted Hills, Section 5 of record in Plat Book 3700, Page 132, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 158 fronts 140.71 feet on the Westerly margin of West Hamilton Road and runs back between lines, the Northerly line being 317.3 feet and the Southerly line being 348.2 feet to a line in the rear measuring 129.3 feet thereon.

Being the same property conveyed to Alexandra Artourovna Yatchenko, an unmarried woman by Warranty Deed from Andrew Rolley, a married man of record in Instrument No. 20190918-0094363 Register's Office for Davidson County, Tennessee, dated September 12, 2019 and recorded on September 18, 2019.

Henry Allen, spouse of Alexandra Artourovna Yatchenko, joins in the execution of this deed to convey any and all marital interest herein.

This is property more commonly known as 4227 West Hamilton Road, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Witness my/our hand this 29th day of March, 2024.

Alexandra Artourovna Yatchenko

Henry Allen

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of March, 2024, before me personally appeared Alexandra Artourovna Yatchenko, 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 29th day of March, 2024.

Notary Signature
My commission expires: May 7, 2024

Andrew Suzora
Notary
State of Tennessee
My Comm. Exp.
May 7, 2024
Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of March, 2024, before me personally appeared Henry Allen, 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 29th day of March, 2024.

Notary Signature
My commission expires: May 7, 2024

Andrew Suzora
Notary
State of Tennessee
My Comm. Exp.
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Public
Davidson County

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **March 29, 2024**.

Date

D Hardwick

Affiant Signature

April 1, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026