Karen Johnson Davidson County
Batch# 1121486 DEEDWARR
04/10/2024 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240410-0025523

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2024.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 1/28/2025
File No. G24-20620

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Yelyzaveta Vavrichyna (NAME)	Sage Home Loans Corporation (NAME)	34-5-2
710 Cleo Miller Drive, Apt 549 (STREET ADDRESS)	1091 Red Ventures Drive, Ste. 300 (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Fort Mill, SC 29707 (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, **Brenda B. Boston and Beverly B. Power, Devisees under The Last Will and Testament of Elvia W. Billingley,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yelyzaveta Vavrichyna, an unmarried woman,** 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 Davidson County, Tennessee, being parts of Lots Nos. 40 and 42 on the Map of the Bransford Realty Company's subdivision, as of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and more definitely described according to a survey made by Geo W. Watkins; Surveyor, on June 5, 1950. And being parts lots 40 and 42 of said subdivision, and described as follows:

Beginning at the North-west corner of Lot No. 42; thence Southerly 18 Deg. 15' West 698 feet to a point in the middle of Alta Loma Drive; thence with the same and easterly as the same curves 551 feet to a point, the same being the dividing line between the real estate of the said Millard H. Billingsley and wife, and Dudley Turner and wife, Catherine M. Turner; thence with said dividing line North 10 Deg. 30' East 757.5 feet to the Northerly boundary line of said described property; thence with the same and westerly 407.5 feet to the place of the beginning.

Being part of the same property conveyed to Millard H. Billingsley and wife, Elvia H. Billingsley by Deed dated June 15, 1950 from Dudley Turner and wife, Catherine M. Turner, recorded June 15, 1950, in Book 1851, Page 403, Register's Office of Davidson County, Tennessee. The said Millard H. Billingsley having since died February 2, 2005 leaving title vested in Elvia H. Billingsley as sole surviving tenant by the entirety. The said Elvia H. Billingsley having since died testate on October 29, 2021. Pursuant to her Last Will and Testament as filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Case No. 23P146, said Elvia Billingsley devised the aforementioned property to Brenda B. Boston and Beverly B. Power.

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 317 Alta Loma Rd, Goodlettsville, TN 37072.

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 5th day of April, 2024.

* Brenda B Boston
Brenda B. Boston, Devisee

* Beverly B. Power
Beverly B. Power, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of April, 2024, before me personally appeared Brenda B. Boston and Beverly B. Power, 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 5th day of April, 2024.

Notary Signature
My commission expires: 1/28/26

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 4/5/24 (date of document).

Affiant Signature

4/10/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 10 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY