Karen Johnson Davidson County
Batch# 1130145 DEEDWARR
05/02/2024 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240502-0032307

WARRANTY DEED

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Felicia K. Elliott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 1-21-26

(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
Sean G. Elliott	NEW OWNER	086-14-0-E-012.00 CO
(NAME)	(NAME)	
545 Taffy Way		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, we, **Egor Danylov, an unmarried man and Dmitri Danylov, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean G. Elliott and Felicia K. Elliott, husband and wife,** 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 Unit No. 12, on the plan of HERMITAGE POINT COTTAGES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20210831-0117188, as amended in Instrument No. 20211011-0136504, Instrument No. 20220310-0027561, and Instrument No. 20220318-0031491, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of the property conveyed to Mantaro LLC, a Tennessee limited liability company by deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company, dated June 17, 2022, of record in Instrument No. 20220623-0071616, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Egor Danylov and Dmitri Danylov, by Quitclaim Deed from Mantaro LLC, a Tennessee limited liability company, dated April 12, 2024, of record in Instrument No. 20240415-0026607, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

unimproved ☐

This is improved ☑ property, known as 545 Taffy Way, Hermitage, TN 37076
(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 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.

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 shown in Declaration of Covenants, Conditions, and Restrictions, Plat, Charter, Bylaws and all exhibits thereto, of record in Instrument No. 20210831-0117188, amended by Instrument No. 20211011-0136504, Instrument No. 20220310-0027561 and Instrument No. 20220318-0031491, and assignment of declarant rights in Instrument No. 20220310-0027562; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210212-0020477; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20210305-0029073; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 30th day of April, 2024.

Egor Danylov

Dmitri Danylov

State of Tennessee
County of Williamson

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

WITNESS my hand and official seal at Franklin, Tennessee, this 30th day of April, 2024.

Notary Public _____
My Commission Expires: _____

File No.: 38384

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-17-2027

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-17-2027

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-17-2027

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 30 day of April, 2024.

K. Thomas Sidwell
Date: 4-30-24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 30 day of April 2024

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

