Karen Johnson Davidson County
Batch# 1134590 DEEDWARR
05/14/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20240514-0035612

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

JM-RF-24-909

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lana Kotov and Mikhail Kotov	**NEW OWNER**	
(NAME)	(NAME)	**082-13-0-399.00**
909 Phillips St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL ALBERT BOWDEN, JR. AND KAITLYN MARIE BOWDEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LANA KOTOV AND MIKHAIL KOTOV, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of Final Plat of Hope Gardens of record in Plat at Instrument No. 20051117-0139028, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul Albert Bowden Jr and Kaitlyn Marie Bowden, husband and wife by Warranty Deed from Dominic M. Didiano and Candice E. Amich, husband and wife of record in Instrument No. 20190625-0061485 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 25, 2019.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years
- Plan of record in Plat at Instrument No. 20051117-0139028, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9183, Page 130, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **909 Phillips St, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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(s) this the 9th DAY OF MAY, 2024.

Paul Albert Bowden, Jr. by Paul Hinman as Attorney-in-fact
Paul Albert Bowden, Jr.
by Paul Hinman as Attorney-in-fact

Kaitlyn Marie Bowden by Paul Hinman as Attorney-in-fact
Kaitlyn Marie Bowden
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of PAUL ALBERT BOWDEN, JR. AND KAITLYN MARIE BOWDEN, and who acknowledged he/she/they executed the same as the free act and deed of the said PAUL ALBERT BOWDEN, JR. AND KAITLYN MARIE BOWDEN.

Witness my hand and official seal, this the 9th of May, 2024.

Katherine Vincent
Notary Public
My Commission Expires: _____
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 9, 2024**.

Affiant Signature

May 14, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25