File no. 37280-8
Return to:
Attorneys Title Company
2927 Berry Hill Drive, Nashville, TN 37204

Box 14

WARRANTY DEED

Karen Johnson
Batch # 1138578
05/23/2024 09:45:08 AM
Fees: $13.00 Taxes: $1,748.25

Davidson County
DEEDWARR
2 pgs

20240523-0038417

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,500.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 26, 2026
COUNTY OF WILLIAMSON

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
Rita Dadosky	Legacy Home Loans, LLC dba Steadfast Mortgage, a limited liability company	086-14-0-D-015.00 CO
(NAME)	(NAME)	
217 Hermitage Point Drive	1036 Stearman Dr., Ste. 6	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	White House, TN 37188	
(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 **Rita Dadosky, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 15 as shown on the Final Plat Revision of lot 11 thru 15, Hermitage Point, Phase 2, Cluster lot Subdivision, plat of record in Instrument No. 20200623-0067577, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being a portion of the property conveyed to Southeastern Development Enterprise LLC, a Tennessee limited liability company, by Warranty Deed from Joan Lee Williams, unmarried, dated October 16, 2017, of record in Instrument No. 20171020-0107487, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Mantaro LLC, a Tennessee limited liability company, by Quitclaim Deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company, dated March 20, 2021, of record in Instrument No. 20210310-0031586, 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, of record in Instrument No. 20240509-0034198, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 217 Hermitage Point Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

The subject property has never been the principal residence of Grantor or his spouse.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Instrument No. 20200623-0067577, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Hermitage Point, of record in Instrument No. 20190221-0015921, By-Laws of record in Instrument No. 20190610-0054976 and Instrument No. 20201030-0126647, Register's Office for Davidson County, Tennessee. 3) Dedication of Common Areas to Hermitage Point Homeowners Association, Inc., of record in Instrument No. 20210727-0100440 and Instrument No. 20230905-0069062, Register's Office for Davidson County, Tennessee. 4) Sewer Easement Agreement of record in Instrument No. 20180713-0068258, Register's Office for Davidson County, Tennessee. 5) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180713-0068425, said Register's Office. 6) All matters as shown on the Plan of record in Instrument No. 20051122-0140869, said Register's Office. 7) Taxes for the current year prorated and assumed by the Grantee.

Witness our hands this 22nd day of May, 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 22nd day of May, 2024.

Notary Public
My Commission Expires: _____

File No.: 38474

