**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 240547664**

Karen Johnson
Batch # 1141172
05/31/2024 10:45:07 AM
Fees: $13.00 Taxes: $1,683.50

Davidson County
DEEDWARR
2 pgs

20240531-0040449

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Expires 05-09-2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $455,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2024.

Notary Public
My Commission Expires: _____

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Martin Adampa<br>7357 Sugarloaf Drive<br>Nashville TN 37211 | New Owner | Tax Parcel ID No.<br>181 01 0B 185.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tatjana Lessnik, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martin Adampa, married,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 117, on the plan of SECTION THREE, ADDITION TO SUGAR VALLEY, RS10 CLUSTER LOT SUBDIVISION, Plan # 140, of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Klaus Lessnik and Wife, Tatjana Lessnik, by Warranty Deed from Yazdian Construction, Inc., A Tennessee Corporation, of record in Instrument No. 20060518-0058658, in the Register's Office of Davidson County, Tennessee, dated May 15, 2006 and recorded on May 18, 2006. Klaus Lessnik having since died on June 5, 2023 in Davidson County, Tennessee, leaving Tatjana Lessnik as the sole tenant by the entirety.

The execution of this instrument is affected by the signature of Natalia Bettina Tibbott as Attorney-in-Fact for Tatjana Lessnik, which Power of Attorney is recorded in Instrument No. 20240516-0036520, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, ADDITION TO SUGAR VALLEY RS10 CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20050629-0074915.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MARSHALL T. POLK'S FARM, as recorded in Plat Book 421, Page 146.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, SUGAR VALLEY R20 RESIDENTIAL P.U.D., as recorded in Plat Book 9700, Page 374.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11069, Page 14; Instrument No. 20050629-0074848 and Instrument No. 20050629-0074848.

Easement for Sanitary Sewers and/or Strom Drainage, recorded in Instrument No's. 20010918-0100850 and 20040426-0046856.

Easement for Right of Way, recorded in Instrument No. 20070725-0088276.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020722-0087469.

This is improved property located at 7357 Sugarloaf Drive Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of May, 2024.

Tatjana Lessnik by Natalia Bettina Tibbott, as Attorney-in-Fact

Tatjana Lessnik by Natalia Bettina Tibbott, 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, Natalia Bettina Tibbott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorney-in-fact for Tatjana Lessnik and they are authorized by Tatjana Lessnik to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of May, 2024.

Notary Public
My Commission Expires: _____

