Karen Johnson Davidson County
Batch# 1149925 DEEDWARR
06/24/2024 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20240624-0047029

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547794**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me, this 21st day of June, 2024. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Vitaly Samodin and Valeriia Cherednychenko 1340 Crown Point Place Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ Old National Bank One Main Street Evansville, IN 47708	Tax Information: Tax Parcel ID No. 161-06-0A-187.00 CO

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, **Randall E. Noel and Katherine A. Dykes, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Vitaly Samodin and Valeriia Cherednychenko, husband and wife**, ("Grantees"), their 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 Unit No. 187, together with the appurtenant interest in the common elements of Oakhill Townhomes, Phase 3, a horizontal property regime with private elements established by Declaration of Protective Covenants, Restrictions and Easements, of record in Instrument No. 20070614-0071397, supplemented in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-1 to the aforementioned Second Supplemental Declaration in Instrument No. 20080709-0070601.

Being the same property conveyed to RANDALL E. NOEL, by deed from BECKY YOUNGHOUSE FKA BECKY STILES, of record in Instrument No. 20160418-0037324, dated April 12, 2016, said Register's Office.

Being the same property conveyed to RANDALL E. NOEL AND KATHERINE A. DYKES, HUSBAND AND WIFE, by deed from RANDALL E. NOEL, of record in Instrument No. 20230411-0026375, dated April 10, 2023, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 161-06-0A-187.00 CO.

Matters shown on the Plan of record in Instrument No. 20080605-0058042, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070615-0071397 and in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20070205-0014422 and Instrument No. 20070404-0040188, said Register's Office.

This is improved property located at 1340 Crown Point Place 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 21st day of June, 2024.

Randall E. Noel by Katherine A. Dykes, his Attorney-in-Fact

Katherine A. Dykes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine A. Dykes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Randall E. Noel and that she is authorized by Randall E. Noel to execute this instrument on his behalf.

Witness my hand, at office, this 21st day of June, 2024.

Notary Public

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

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/21/24 (date of document).

Affiant Signature

6/21/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2027