WARRANTY DEED

Karen Johnson Davidson County
Batch# 1154030 DEEDWARR
07/03/2024 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,737.63
20240703-0050266

File No. AT-24-6862

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $739,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMM. EXPIRES JANUARY 9, 2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Iouri Piattchanine and Tatiana Piattchanina	**New Owners**	
(NAME)	(NAME)	
309 Stone Heath Court	**309 Stone Heath Court**	180-03-0A-029.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville TN 37211**	
(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, I/we, **Marlowe Hillyer, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Iouri Piattchanine and Tatiana Piattchanine, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 136, as shown on the map entitled the Plan of Stone Creek Park Subdivision, Section 1C, of record in Plat Book 9700, Pages 469 and 470, a revision of Plat Book 9700, Page 266, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carl H. Searcy and wife, Mildred W. Searcy by Warranty Deed from Norris H. Hill and wife, Melissa D. Hill of record in Instrument No. 20030309-0131220 Register's Office for Davidson County, Tennessee, dated July 18, 2003 and recorded on September 09, 2003.

Said Carl H. Searcy predeceased Mildred W. Searcy, vesting her as surviving tenant. Mildred W. Searcy having deceased on October 24, 2021, leaving Last Will and Testament filed for Probate in Docket No. 22P157, Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Roger Maris Searcy is named Executor of the Estate of Mildred W. Searcy, deceased. Matthew W. Searcy having since deceased on February 25, 2022. See Affidavit of Heirship of record in Instrument No. 20220906-0099587, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marla M. Richardson, Trustee of the Marla M. Richardson Living Trust U/A/D July 5, 2017 by Warranty Deed from Roger M. Searcy, Doralee Searcy and Jamie Searcy of record in Instrument No. 20220906-0099588 Register's Office for Davidson County, Tennessee, dated August 30, 2022 and recorded on September 6, 2022.

Being the same property conveyed to Marlowe Hillyer, a single woman by Warranty Deed from Marla M. Richardson, Trustee of the Marla M. Richardson Living Trust U/A/D July 5, 2017 of record in Instrument No. 20230221-0012306 Register's Office for Davidson County, Tennessee, dated February 17, 2023 and recorded on February 21, 2023.

This is property more commonly known as 309 Stone Heath Court, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 2nd day of July, 2024.

Marlowe Hillyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of July, 2024, before me personally appeared Marlowe Hillyer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of July, 2024.

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

Certificate of Authenticity

I, ALLISON TAYLOR, 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 July 2, 2024.

Date

Affiant Signature

July 3, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3 day of July, 2024.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)