Karen Johnson Davidson County
Batch# 1160226 DEEDWARR
07/22/2024 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20240722-0054733

WARRANTY DEED

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$705,000.00**.

Holly Ray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH** DAY OF **JULY, 2024**.

Notary Public

MY COMMISSION EXPIRES: 3/1/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Esquire Division,
30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

File No.: ST24-060405

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dmitri B. Kulev and Jennifer L. Kulev	Same as New owner	
(NAME) 107 Demoss Road #3	(NAME) Same as New Owner	103-02-3B-010-00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($705,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TENNESSEE AVENUE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DMITRI B. KULEV AND JENNIFER L. KULEV, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Unit No. 10 on the Plan of Demoss Hills, (formerly known as Demoss Road Homes), attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180416-0035309, amended in Instrument No. 20180502-0041768, Instrument No. 20180510-0044708, Instrument No. 20200625-0068622, and Instrument No. 20210222-0020689, Registers Office for Davidson County, Tennessee to which reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Tennessee Avenue Development, LLC by Quitclaim Deed from Tennessee Avenue Development, LLC, dated 04/23/2018, of record in Instrument 20180425-0038708, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:(1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as **107 Demoss Road #3, Nashville, TN 37209**
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this the **16th** day of **July, 2024**

Tennessee Avenue Development, LLC

BY: _____
John E. Coleman, Jr., Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of **July 2024**, before me, the undersigned, a Notary Public, for the State and County aforesaid, personally appeared **John E. Coleman, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the **Chief Manager** on behalf of **Tennessee Avenue Development, LLC a Tennessee Limited Liability Company**, and to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged himself to be the person so authorized to do so, executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed on behalf of the company.

WITNESS my hand and seal this 16th day of **July, 2024.**

L. DYKE TATUM STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
L. Dyke Tatum Notary Public

My Commission expires: **May 5, 2025**

Certificate of Authenticity

I, Holly Ray, 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 7/16/2024.

Date

Holly Ray

Affiant Signature

7/17/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of July, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY