Karen Johnson Davidson County
Batch# 1164486 DEEDWARR
07/31/2024 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240731-0057878

WARRANTY DEED

JESSICA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF COFFEE

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2024.

Jessica Jones
Notary Public

MY COMMISSION EXPIRES: 05-17-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Iaroslav Andriichuk	Iaroslav Andriichuk	083 02 0 268.00
(NAME)	(NAME)	
416 Scott Avenue	416 Scott Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jason Marsden, an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Iaroslav Andriichuk, a single man, as sole ownership,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of WHEELER HEIGHTS of record in Plat Book 1424, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Marsden, an unmarried man, by Quitclaim Deed from Christy Hicks, formerly known as Christy Marsden, of record in Instrument No. 20240614-0044712, in the Register's Office of Davidson County, Tennessee, dated June 14, 2024, and recorded on June 14, 2024.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 416 Scott Avenue, Nashville, TN 37206
(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.

Effective the 30th day of July, 2024.

Jason Marsden

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of July, 20 24, before me personally appeared Jason Marsden, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

True Copy Certification

I, Zach Griest, 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 document is a true and exact copy of the original document executed and authenticated according to law on 07-30-2024.

Zach Griest

Affiant Signature
Date: 07-30-2024

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30th day of July, 2024.

Jessica Jones

Notary Signature
My Commission Expires: 05-17-2028

