Karen Johnson Davidson County
Batch# 1173061 DEEDWARR
08/21/2024 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20240821-0064408

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00 Affiant Subscribed and sworn to before me, this 14 day of AUGUST, 2024. Notary Public My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner: Yuliya Bednarchuk 6049 Robin Hill Road Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 115-12-0-104.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOANNE BREGMAN AND DANIEL BREGMAN, WIFE AND HUSBAND** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **YULIYA BEDNARCHUK, MARIED** (collectively, "Grantee"), Grantee's 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. 2 on the Plan of Resubdivision Lot 32, Section "D" West Meade Village, as of record in Plat Book 4350, Page 130, in the Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Daniel K. Bregman and wife, Joanne Bregman by Warranty Deed from Robert H. Wickham, married of record in Book 9364, page 756, Register's Office for Davidson County, Tennessee, dated May 31, 1994 and recorded on June 02, 1994.

Being the same property conveyed to Joanne Bregman by Quitclaim Deed from Daniel K,. Bregman of record in Book 10764, page 186, Register's Office for Davidson County, Tennessee, dated December 09, 1997 and recorded on January 21, 1998

This is improved property commonly known as: **6049 Robin Hill Road Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 12 day of August, 2024.

JOANNE BREGMAN

Daniel K Bregman by JB attorney in fact

DANIEL K. BREGMAN BY JOANNE BREGMAN, 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, , the within named bargainors, **JOANNE BREGMAN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of August 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JOANNE BREGMAN** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **DANIEL K. BREGMAN**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of August 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 8/20/204 (date of document).

Affiant Signature

8/20/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

