This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $875,000.00.

Affiant

Subscribed and sworn before me this the 27th day of August, 2024.

Notary Public
My commission expires: 5/17/28

AMANDA NESTINGER
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Karen Johnson Davidson County
Batch# 1175327 DEEDWARR
08/29/2024 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20240829-0066514

WARRANTY DEED

Address of New Owner:
Becky Mick
1407 Cardinal Ave
Nashville, TN 37216

Send Tax Bill to:
~~New Owner~~

Tax Information:
0062-13-44.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **IGOR GUKASOV AND TATIANA YASTREBOVA, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BECKY MICK AND SEAN MICK, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Final Subdivision Plat, Revision to. Lots 9 & 10, Block "A", Country Club Estates, of record in Instrument No. 20060202-0012962, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tatiana Yastrebova and Igor Gukasov, as joint tenants with right of survivorship, by deed dated 08/27/2015, from Lee H. Groitzsch and wife, Matha Rene' Groitzsch, of record in Instrument No. 20150903-0089848, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1407 Cardinal Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

J. 4.
J-6.

Witness my hand this the 27th day of August, 2024.

Igor Gukasov

Tatiana Yastrebova

STATE OF TENNESSEE
COUNTY OF DAVIDSON

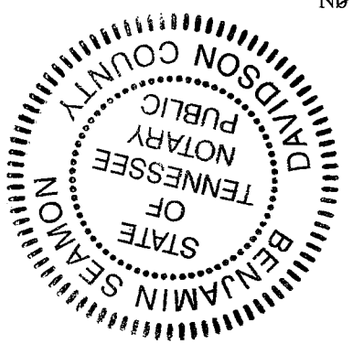
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Igor Gukasov and Tatiana Yastrebova, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2024.

My commission expires:

9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 08/27/2024.

Affiant Signature

08/29/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202408290066514