THIS INSTRUMENT PREPARED BY:
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August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1178249 DEEDWARR
09/05/2024 03:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240905-0068478

Address New Owner:
Dmitry Shimanovich and Jeanette Z. Shimanovich
Trustees of the Dmitry and Jeanette Living Trust Dated September 4, 2024
1697 Rocking Chair Pl
Franklin, Tennessee 37067

Send Tax Bills To:
Dmitry Shimanovich and Jeanette Z. Shimanovich
Trustees of the Dmitry and Jeanette Living Trust Dated September 4, 2024
1697 Rocking Chair Pl
Franklin, Tennessee 37067

Map-Parcel Numbers: 161-13-B/206

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Dmitry Shimanovich and Jeanette Shimanovich, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Dmitry Shimanovich and Jeanette Z. Shimanovich as Trustees of the Dmitry and Jeanette Living Trust dated September 4, 2024hereinafter called the GRANTEES, their heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 206 on the plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611, as amended in Instrument No. 20050329-0034131, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Homer S. Ferguson and Marina R. Ferguson, husband and wife by deed from Pulte Homes Tennessee, Limited Partnership, Nevada Limited Partnership, dated October 27, 2005, of record in Instrument No. 20051102-0132345, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Dmitry Shimanovich and Jeanette Shimanovich, husband and wife by Warranty Deed from Homer S. Ferguson and Marina R. Ferguson, husband and wife, of record in Instrument No. 20161031-0114640, dated October 25, 2016 and recorded on October 31, 2016 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to current real property taxes; all matters appearing of record in Instrument No. 20090730-0071237, said Register's Office; Master Deed and Bylaws of record in Instrument Nos. 20050204-0013611, 20050329-0034131, 20070622-0075126, 20040702-0079260, and 20050822-0100021, said Register's Office; and Charter of record in Instrument No. 20041217-0150431, said Register's Office.

This is improved property known as: 206 Brushy Creed Lane, Nashville, TN 37211.

Taxes for the current year, which, if not paid, have been assumed by GRANTEES.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTORS COVENANT with the said GRANTEES that they 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 they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTORS' PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

**WITNESS** this the 4th day of September, 2024.

GRANTORS:

Dmitry Shimanovich

Jeanette Shimanovich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Dmitry Shimanovich and Jeanette Shimanovich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 4th day of September, 2024.

NOTARY PUBLIC
My Commission Expires: September 28, 2026

SARA O. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

## CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, 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 September 4, 2024.

Sara Thomas
Attorney at Law

September 4, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara O. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 4 day of September, 2024.

NOTARY PUBLIC

My Commission Expires: May 20, 2024

SAN JUANITA HERNANDEZ-BOSEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY