Karen Johnson Davidson County
Batch# 1228880 DEEDWARR
01/22/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,446.70
20250122-0005109

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $891,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF JANUARY, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/2/26

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3322LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Peter Baker	Bank of America, N.A.	
3017 Whitland Crossing Drive	P.O. Box 650070	096 09 0B 045.00
Nashville, TN 37214	Dallas, TX 75265-0070	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ULIYA BAGDASAROVA AND EDUARD DZHAVANYAN, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PETER BAKER, UNMARRIED

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 Lot No. 3017, Donelson's Place as shown on Exhibit "B" to declaration of protective covenants, conditions and restrictions of record in Instrument 20070703-0079564 as amended in Instrument Nos. 20070712-0083113 and 20070816-0098067 & 20101026-0085599, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Uliya Bagdasarova* and Eduard Dzhavanyan, wife and husband from J2K Builders, LLC, by Warranty Deed dated August 12, 2012, recorded August 16, 2012, of record in Instrument No. 20120816-0073441, and corrected in Affidavit of Correction of record in Instrument No. 20181106-0110072, in the Register's Office for Davidson County, Tennessee.

* The prior warranty deed irroneously referred to Uliya Bagdasarova as Uliya Bagdasagrova.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
2. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
3. Restrictive covenants and conditions contained in instrument recorded in Instrument No. 20070703-0079564 as amended in Instrument Nos. 20070712-0083113, 20070816-0098067, 20101026-0085599 (being corrected Instrument No. 20101112-0091023) and 20171013-0105416, of the Public Records of Davidson County, Tennessee.
4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Instrument No. 20060531-0063577, and as amended in Instrument No. 20070430-0051183, of the Public Records of Davidson County, Tennessee.
5. Notice of Acceptance of Public Infrastructure recorded in Instrument No. 20130823-0089010, of the Public Records of Davidson County, Tennessee.
6. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

7. Easement recorded in Instrument No. 20070302-0025663, of the Public Records of Davidson County, Tennessee.

8. Subject to rights of others in and to the common areas and/or elements.

9. Rights of adjoining owners to party wall(s) located partly on the Land.

10. Any enlargement or loss of Land by reason of accretion, reliction, avulsion or erosion.

11. The rights of others in and to the use of the waters of waterways located on the premises and the natural flow thereof.

This is improved property known as 3017 Whitland Crossing Drive, Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 22nd day of January, 2025.

Uliya Bagdasarova

Eduard Dzhavanyan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ULIYA BAGDASAROVA AND EDUARD DZHAVANYAN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of January, 2025.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 January 21, 2025.

(AFFIANT) – Karen Suggs

01/21/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 21st day of January, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY