Karen Johnson
Batch # 1241826
02/27/2025 10 48 40 AM
Fees $13 00 Taxes $14,060 00

Davidson County
DEEDWARR
2 pgs

20250227-0014601

WARRANTY DEED

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,800,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2025

Notary Public

MY COMMISSION EXPIRES 4/19/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Andrey Ivanov	Andrey Ivanov	117-1-207 00
(NAME)	(NAME)	
3438A Stokesmont Rd	3438A Stokesmont Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20250151

For and 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, I/we, **Volunteer Builders, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Andrey Ivanov, an unmarried man,** 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

Certain real property situate in the 24th Civil District of Davidson County, Tennessee, and described as follows

Being Lot No 4 on the Final Plat of Woodlawn Subdivision of record in Instrument No 20201030-0127061, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING a portion of the same property conveyed to Volunteer Builders, LLC, a Tennessee limited liability company, by Warranty Deed from Jonathan Pennington, Executor for the Estate of Phyllis Thorp Pennington, dated 02/28/2020 and filed of record in Instrument No 20200305-0024671, Register's Office for Davidson County, Tennessee

Also subject to

Sanitary sewer and storm drainage easements appearing of record in Book 4076, page 318, Book 4076, page 322, Book 4076, page 326 and Book 4110, page 139, Register's Office for said County

Declaration of Covenants and Restrictions for Stormwater Facilities Systems of record in Instrument Nos 20200929-0112044 and 20201008-0117108, said Register's Office

Sewer easement appearing of record in Instrument No 20210628-0087008, Register's Office for said County

Utility easement of record in Instrument No 20210719-0096412, said Register's Office

Declaration of Easement and Maintenance Agreement appearing of record in Instrument No *, Register's Office for said County * 20250227 0014 600

Unimproved ☐

This is improved ☒ property, known as 3700 Woodlawn Drive, Nashville, TN 37215
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Witness my hand this 3rd day of February, 2025

Volunteer Builders, LLC

BY _____
Charles Lee Phillips
Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charles Lee Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Volunteer Builders, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer)

Witness my hand, at office, this 3rd of February, 2025

_____
Notary Public
My Commission Expires: 4/26/26

