THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250249959**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant 03/14/2025 Subscribed and sworn to before me, this 5th day of March, 2025. Notary Public My Commission Expires: 5-6-32

Karen Johnson Davidson County
Batch# 1243138 DEEDWARR
03/05/2025 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250305-0016619

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Olena Herasymova and Kostiantyn Herasymova 5131 Ander Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 181 10 0E 020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Autumn Faith Harris, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Olena Herasymova and Kostiantyn Herasymov, tenants by the entirety,** ("Grantees"), their 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. 20 on the Plan of PHASE TWO, SECTION ONE, HIGH POINT, of record in Instrument No. 20140117-0004783, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Autumn Faith Harris, an unmarried woman, by Warranty Deed from Laura Bridget Avenell, formerly known as Laura Bridget Turner, having since married, of record in Instrument No. 20190916-0093646, in the Register's Office of Davidson County, Tennessee, dated September 13, 2019 and recorded on September 16, 2019.

Ward Johns, spouse of Autumn Faith Harris, joins in this conveyance to convey any marital interest he may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO, SECTION ONE, HIGH POINT, as recorded in Instrument No. 20140117-0004783.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110603-0042709, as Supplemented in Instrument No. 20120119-0005431, Instrument No. 20120912-0082818, Instrument No. 20130820-0087853, Instrument No. 20140808-0071500, Instrument No. 20150622-0059582, and as amended in Instrument No. 20170811-0082700.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20090309-0020470

Charter for High Point Homeowners Association, Inc. recorded as Instrument No. 20100113-0003233.

This is improved property located at 5131 Ander Drive Brentwood, TN 37027.

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 4th day of March, 2025.

Autumn Faith Harris

Ward Johns

STATE OF South Carolina)
COUNTY OF Greenville)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Autumn Faith Harris and Ward Johns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2025.

Notary Public
My Commission Expires: 5-6-32

C. TURNER
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 05-06-32

Certificate of Authenticity

I, Sondra Mounger, 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 03/04/2025.

Date

Affiant Signature

03/04/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of March, 20 25.

Notary's Signature

My Commission Expires: 9-7-2026
Date

Notary's Seal (if on paper)

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON