Karen Johnson Davidson County
Batch# 1248018 DEEDWARR
03/19/2025 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20250319-0019688

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250249985

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $695,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of March, 2025.

Notary Public
My Commission Expires: 11-25-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrii Shaliev 816 Woodland Way Nashville TN 37209	New Owner	Tax Parcel ID No. 114-14-0A-028.00-CO

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, **Wesley R. McCulloch and Lindsey W. McCulloch, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrii Shaliev , an unmarried man**, ("Grantees"), its 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. 28 on the Plan of Final Major Subdivision, Pine Ridge Estates, Phase 1, Formerly known as "Woodland Forest, Section 3" of record in Plat at Instrument No. 20161115-0120563, 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 Wesley R. McCulloch and Lindsey W. McCulloch, husband and wife by Warranty Deed from Alexandra Bernardo-Colon and Ryan Bernardo Phillips, wife and husband of record in Instrument No. 20200803-0085274 Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on August 03, 2020.

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.

Taxes for the year 2025 and all years thereafter, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20161115-0120563, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 534, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Instrument No. 20050331-0035005, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 25, Page 144-146, Plat Book 26, Page 172, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7207, Page 692, as amended and supplemented in Book 7596, Page 692 and Instrument No. 20050916-0111743, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or

restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 2639, Page 198, Book 3428, page 298, Book 3659, Page 484 and Book 4220, page 126, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Instrument No. 20040503-0049797, as amended in Instrument No. 20050916-0111744, in the Register's Office for Davidson County, Tennessee.

Common Area Conveyance to HOA of record in Instrument No. 20180301-0019301 and Instrument No. 20180301-0019302, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141229-0118294, in the Register's Office for Davidson County, Tennessee. Easement to Metro Government of record in Instrument No. 20031119-0168896 and Instrument No. 20040521-0059899, in the Register's Office for Davidson County, Tennessee.

Declarant Rights of record in Book 3639, Page 582, Amended Book 3659, Page 484, Assignment of Declarant Rights Book 4049, Page 583, Book 4134, Page 78, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 380, Page 477, Deed Book 380, Page 478, in the Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association of record in Book 2845, Page 588, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Homeowner's Association of record in Book 3593, Page 144 and Book 3593, Page 144, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 816 Woodland Way Nashville TN 37209

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 14th day of March, 2025.

Wesley R. McCulloch

Lindsey W. McCulloch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wesley R. McCulloch and Lindsey W. McCulloch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2025.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

My Commission Expires: _____

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 3/19/25.

Date

Affiant Signature

3/19/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of March, 25.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

