WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES: Dec. 19, 2026

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES DEC 19, 2026

Karen Johnson Davidson County
Batch# 1267426 DEEDWARR
05/01/2025 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,522.55
20250501-0033812

File #25-PA-1723-COMP

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dennis Marchenko	**New Owner**	
(NAME) **1723 Southwind Drive**	(NAME)	**135 01 0 092.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SAMANTHA RAE BRYANT, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DENNIS MARCHENKO, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

All that certain parcel of land situate in the County of Davidson and State of Tennessee, being known and designated as follows: Lot No. 66 on the Plan of TOWN PARK ESTATES of record in Plat Book 3300, Pages 64 and 65, Register's Office for Davidson County, Tennessee to which plan reference is made for a more detailed description.

Being the same property conveyed to Samantha Rae Bryant, a single person, by Warranty Deed from Mardin Erasmo Lopez and Hilda Ortega, Husband and Wife, of record in Instrument No. 20231019-0081945, in the Register's Office of Davidson County, Tennessee, dated October 18, 2023 and recorded on October 19, 2023.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWN PARK ESTATES, as recorded in Plat Book 3300, Page(s) 64-65.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3400, Page 120, as amended in Book 3436, Page 43.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5039, Page 63.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1723 Southwind Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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 my/our hand(s) this the 30th day of April, 2025.

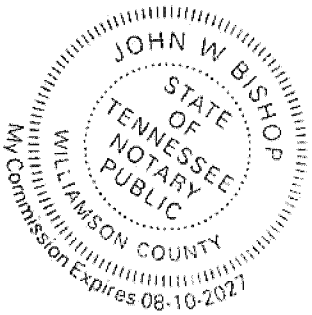
Samantha Rae Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2025, before me personally appeared Samantha Rae Bryant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Adde Dilworth, 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 **April 30, 2025**.
Date

Affiant Signature

04/30/2025
Date

State of TENNESSEE
County of **DAVIDSON**

Sworn to and subscribed before me this **30th** day of **April**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026