Karen Johnson Davidson County
Batch# 1268440 DEEDWARR
05/05/2025 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $928.70
20250505-0034394

WARRANTY DEED

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/9/26 (AFFIX SEAL)

G-BMR-25-0413

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jenny Litvinchuk	Cross Country Mortgage	
(NAME)	(NAME)	**162-01-0B-054.00-CO**
413 Claircrest Dr	2160 Superior Ave	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cleveland, OH 44114	
(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, **ELIZABETH A. BLOOD, GEORGE INOTT, CAMERON JOURDAN, JONATHAN JOURDAN, DOUGLAS JOURDAN, SCOTT JOURDAN, LAVON WEIDENBORNE, MELANIE DINHAM, RICHARD INOTT, ANGELA DUCHARME, JANET LIMANEN AND JODI SCHNEIDER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNY LITVINCHUK, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Clairmont, Phase Three of record in Plat Book 6050, Page 410, 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 Theresa J. Inott, unmarried by Warranty Deed from Clairmont Investors, a Tennessee Joint venture of record in Book 7961, page 412, Register's Office for Davidson County, Tennessee, dated October 13, 1989 and recorded on October 16, 1989.

The said Theresa J. Inott having since died intestate on March 9, 2024 leaving Elizabeth A. Blood, George Inott, Cameron Jourdan, Jonathan Jourdan, Douglas Jourdan, Scott Jourdan, Lavon Weidenborner, Melanie Dinham, Richard Inott, Angela Ducharme, Janet Limanen and Jodi Schneider as heirs at law as evidenced by Affidavits of Heirship of record in Instrument Nos.20250421-0029936, 20250421-0029937, 20250421-0029938, 20250421-0029939, 20250421-0029940, 20250421-0029941, 20250421-0029942,20250423-0030939, Register's Office for Davidson County, Tennessee.

Elizabeth A. Blood, Administrator of the Estate of Theresa J. Inott, joins in the execution of this Warranty Deed to convey any and all interest the Estate may have to said property.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 410, Book 6050, page 486, 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 7096, Page 940, Book 7108, Page 98, Book 8263, Page 703, and Book 6988, page 542, and amended Book 7269, page 223, and amended Book 7891, page 590, Register's Office for Davidson County, Tennessee.
- Bylaws of record in Book 7096, Page 948, Book 7117, Page 70, Book 7637, Page 319, Book 8108, Page 993, Book 8251, Page 180, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Instrument Number 201907250072971, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6988, Page 536, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **413 Claircrest Dr, Antioch, Tennessee 37013**.

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 1st DAY OF MAY, 2025.

Elizabeth A. Blood
Elizabeth A. Blood

Elizabeth A. Blood
George Inott by Elizabeth Blood,
Attorney in Fact

Elizabeth A. Blood
Cameron Jourdan by Elizabeth Blood,
Attorney in Fact

Elizabeth A. Blood
Jonathan Jourdan by Elizabeth Blood,
Attorney in Fact

Elizabeth A. Blood
Douglas Jourdan by Elizabeth Blood,
Attorney in Fact

Elizabeth A. Blood
Scott Jourdan by Elizabeth Blood,
Attorney in Fact

Elizabeth A. Blood
Lavon Weidenborner by Elizabeth Blood,
Attorney in Fact

Elizabeth A. Blood
Melanie Dinham by Elizabeth Blood,
Attorney in Fact

Elizabeth A. Blood
Richard Inott by Elizabeth Blood,
Attorney in Fact

Elizabeth A. Blood
Angela DuCharme by Elizabeth Blood,
Attorney in Fact

Elizabeth A. Blood
Janet Limanen by Elizabeth Blood,
Attorney in Fact

Elizabeth A. Blood
Jodi Schneider by Elizabeth Blood,
Attorney in Fact

Estate of Theresa Jean Inott

By: Elizabeth A. Blood
Elizabeth A. Blood, Administrator

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH A. BLOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me ELIZABETH BLOOD, the undersigned, a Notary Public in and for said County and State, ELIZABETH BLOOD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of GEORGE INOTT, CAMERON JOURDAN, JONATHAN JOURDAN, DOUGLAS JOURDAN, SCOTT JOURDAN, LAVON WEIDENBORNER, MELANIE DINHAM, RICHARD INOTT, ANGELA DUCHARME, JANET LIMANEN, AND JODI SCHNEIDER, and who acknowledged he/she/they executed the same as the free act and deed of the said GEORGE INOTT, CAMERON JOURDAN, JONATHAN JOURDAN, DOUGLAS JOURDAN, SCOTT JOURDAN, LAVON WEIDENBORNER, MELANIE DINHAM, RICHARD INOTT, ANGELA DUCHARME, JANET LIMANEN, AND JODI SCHNEIDER.

Witness my hand and official seal, this the 1st of May, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth A. Blood, Administrator of the Estate of Theresa Jean Inott, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 1st day of May, 2025.

Notary Public

My Commission Expires: 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 May 1, 2025.

May 2, 2025

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 2 day of May, 2025.

Notary Public:

My Commission Expires: 7.8.26