Name and Address of New Owner:
Justin Kutscherousky and Sarah Kutscherousky
4908 Yorkshire Road
Nashville, TN 37211

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch # 1274049 DEEDWARR
05/16/2025 09 49 00 AM 2 pgs
Fees $13 00 Taxes $1,480 00
20250516-0038634

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 161100A20500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Esther Abid Nataren FKA Esther Abid Gomez, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Justin Kutscherousky and Sarah Kutscherousky, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee·

Land in Davidson County, Tennessee, being Lot No. 310 on the Plan of Phase Three, Villages of Brentwood of record in Plat Book 6250, Page 918, 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 Esther Abid Gomez, a single woman by Warranty Deed from Lisa R. Logston-Bennett, married of record in Instrument No 20190306-0020772 Register's Office for Davidson County, Tennessee, dated March 05, 2019 and recorded on March 06, 2019. Esther Abid Gomez has since married and is now known as Esther Abid Gomez.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A 260-2-307 or other similar statute

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 4908 Yorkshire Road, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of May, 2025.

Esther Abid Nataren (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2025, before me personally appeared Esther Abid Nataren, 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 14th day of May, 2025.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of May, 2025.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary Signature
My commission expires: 05/08/28

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RMR-25-4908