Karen Johnson Davidson County
Batch# 1274567 DEEDWARR
05/19/2025 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20250519-0039300

Prepared by and return to:
5 Star Title of Tennessee, LLC
1616 Westgate Circle
Brentwood, TN 30727
File No. 2025-1119

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

Affiant

Subscribed and sworn to before me this 19th day of May, 2025

Notary Public
My Commission Expires:_____

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

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christopher Blye and Ashley Blye	New Owner	115-10-0-028.00
6509 Cornwall Dr. Nashville, TN 37205		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Yuliya Tipograf and Derek Wayne Rush, wife and husband

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Christopher Blye and Ashley Blye, spouses married to each other

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Section Two, West Meade Estates of record in Plat Book 2900, Page 118, in the Register's Office for said County.

Said Lot No. 191 fronts 98.58 feet on the Northwesterly margin of the cul-de-sac of Cornwall Drive and extends back 375.0 feet on the Northeasterly line and 301.53 feet on the Southerly line to a dead line in the rear, measuring 171.0 feet thereon.

Being the same property conveyed to Yuliya Tipograf and Derek Wayne Rush, joint tenants with rights of survivorship by Warranty Deed from ReArranging Spaces LLC, Tennessee limited liability company of record in Instrument No. 20210610-0078456 Register's Office for Davidson County, Tennessee, dated June 04, 2021 and recorded on June 10, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is ____ improved _____unimproved property and the address of the herein described property is believed to be 6509 Cornwall Drive, Nashville, TN 37205, but such address is not part

of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 14th th day of May, 2025.

Yuliya Tipograf

Derek Wayne Rush

STATE OF Michigan
COUNTY OF Washtenaw

On this 14th th day of May, 2025, before me personally appeared Yuliya Tipograf and Derek Wayne Rush, 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 th day of May, 2025.

Notary Signature
My commission expires: 4/24/2030

Thelma M. Perry
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF Washtenaw
My Commission Expires April 24, 2030
Acting in the County of_____

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 14, 2025.

Date

Affiant Signature

May 14, 2025

Date

State of Tennessee

County of Williamson

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

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)