Karen Johnson Davidson County
Batch# 1280804 DEEDWARR
06/03/2025 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20250603-0043489

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED FORTY FIVE THOUSAND AND 00/100 (445,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
AHMAD GHAZI FAZA AND MOHAMAD FAZA (NAME)	**NEW OWNER** (NAME)	**147 04 0 147.00**
3685 RICHBRIAR COURT NASHVILLE, TN 37211 (ADDRESS)	**2001 PARK PLACE, SUITE 150 BIRMINGHAM, AL 37203** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30th day of May, 2025, the undersigned, **YEVA BUDIYANSKIY, A MARRIED WOMAN WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **AHMAD GHAZI FAZA, A MARRIED MAN, AND MOHAMAD FAZA, A MARRIED PERSON,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **3685 RICHBRIAR COURT, NASHVILLE, TN 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 275 on the plan of HILLBROOK, SECTION 5, of record in Plat Book 3700, Page 73, as corrected by instrument of record in Book 4095, Page 171, Register's Office for Davidson County, Tennessee, to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Yeva Budiyanskiy, by Warranty Deed from Jose Angel Marchant Hernandez and Diana Leticia Duenas Lopez, husband and wife, of record in Instrument No. 20230829-0067748, in the Register's Office of Davidson County, Tennessee, dated August 25, 2023, and recorded on August 29, 2023.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of May, 2025.

GRANTOR: YEVA BUDIYANSKIY

STATE OF New York)
COUNTY OF Kings)

Personally, appeared before me, a Notary Public of the aforesaid authority, **YEVA BUDIYANSKIY**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 30th day of May, 2025.

Notary Public

10/31/28
My Commission Expires

YELENA LYUTIN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02LY6349825
Qualified in Kings County
Commission Expires October 31, 2028

202506030043489

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 2, 2025.

J. Carlton Drumwright

June 2, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 2, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY