WARRANTY DEED

Karen Johnson Davidson County
Batch# 1289242 DEEDWARR
06/24/2025 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $6,197.50
20250624-0049662

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,675,000.00.

Carmen Coats
Affiant

Subscribed and sworn to me on 06/16/25.

April Sumrud
NOTARY PUBLIC

My Commission Expires: 12-19-2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Peter A. Malanchuk and Sarah R. Malanchuk 928 Kirkwood Avenue Nashville, TN 37204	Guaranteed Rate, Inc. 1806 W. Cuyler Ave. Suite 2W Chicago, IL 60613	118-01-0-349.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, RON KITCHENER AND TAMMY KITCHENER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Peter A. Malanchuk and Sarah R. Malanchuk, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Plan of Resubdivision of Lots 111, 112 and the easterly 25 feet of Lot No. 110, Dr. L.G. Noel's Lots in Idlewild Plan, of record in Plat Book 4350, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to RON KITCHENER AND TAMMY KITCHENER, AS TENANTS BY THE ENTIRETY, by deed from DAVID P. SINGELYN, MARRIED, of record in Instrument No. 20100301-0015033, dated February 22, 2010, said Register's Office.
>
> This is improved property known as 928 Kirkwood Avenue, Nashville, Tennessee 37204.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 06/ 10 /25.

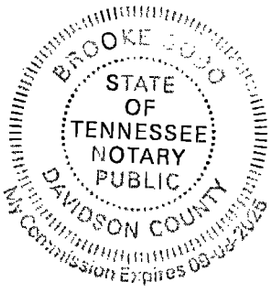
Ron Kitchener

Tammy Kitchener by Ron Kitchener attorney-in-fact
Tammy Kitchener
By: Ron Kitchener, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/ 10 /25, before me personally appeared Ron Kitchener, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 06/ 10 /25.



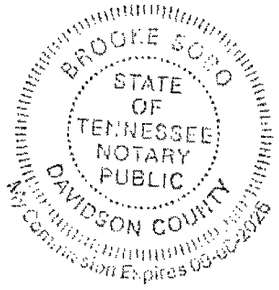
NOTARY PUBLIC

My Commission Expires: 9/8/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ron Kitchener, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Tammy Kitchener and is authorized by Tammy Kitchener to execute this instrument on behalf of Tammy Kitchener.

Witness my hand and official seal on 06/ 10 /25.



NOTARY PUBLIC

My Commission Expires: 9/8/25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 16. 2025.

Affiant Signature

24th day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

