THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-17172-BW	COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 379,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August, 2025 Notary Public MY COMMISSION EXPIRES: 4.22.29 (AFFIX SEAL)

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Volodymyr Bednarchuk and Arina Bednarchuk	SAME	
817 Hobbit Lane		173-09-0A-301.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **William Francis Thompson and Christine Evert Thompson, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arina Bednarchuk and Volodymyr Bednarchuk, wife and husband**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 270 on the Plan Phase 4 Lenox Village, of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William Francis Thompson and Christine Evert Thompson, husband and wife by Warranty Deed from Christopher G. Wilkins, married of record in Instrument No. 20210730-0102750 Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 30, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **817 Hobbit Lane, Nashville, TN 37211**

Karen Johnson Davidson County
Batch# 1315425 DEEDWARR
08/27/2025 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20250827-0068673

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 our hands this the 18th day of August, 2025.

William Francis Thompson

Christine Evert Thompson

STATE OF ILLINOIS
COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Francis Thompson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of August, 2025.

My Commission expires: 10/02/2027

Notary Public

OFFICIAL SEAL
TAMARA R THOMPSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 826852
MY COMMISSION EXPIRES October 02 2027

STATE OF ILLINOIS
COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christine Evert Thompson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of August, 2025.

My Commission expires: 10/02/2027

Notary Public

OFFICIAL SEAL
TAMARA R THOMPSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 826852
MY COMMISSION EXPIRES October 02 2027

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 8.18.25 (date of document).

Angel Hyde
Affiant Signature

August 25, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25 day of August, 2025.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29