Karen Johnson Davidson County
Batch# 1323927 DEEDWARR
09/18/2025 09:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20250918-0074505

WARRANTY DEED

HEATHER GUTHRIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES AUGUST 19, 2029

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 8-19-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1435

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nataliya Soloveva and Yuri Cheremetiev	Nataliya Soloveva and Yuri Cheremetiev	108-04-0B-030.00-CO
(NAME)	(NAME)	
1509 White Pine Court	1509 White Pine Court	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Sixty Thousand And No/100 Dollars ($460,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RONALD DAVIS AND CINDY DAVIS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATALIYA SOLOVEVA AND YURI CHEREMETIEV, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE, 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. 30 on the Plan of Final Plat of White Pine Estates, a Residential Planned Unit Development of record in Plat at Instrument No. 20000713-0069319, 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 Ronald Davis and Cindy Davis, a married couple by Warranty Deed from Kenneth R. Bird, Jr. and wife, Terry Lynn Bird of record in Instrument No. 20211209-0163565 Register's Office for Davidson County, Tennessee, dated December 02, 2021 and recorded on December 09, 2021.

unimproved ☐
This is improved ☑ property, known as 1509 White Pine Court, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

Witness our hands this 15th day of September, 2025.

Ronald Davis

Cindy Davis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

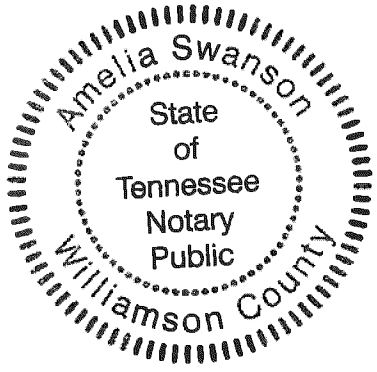
On this 15th day of September 2025, before me personally appeared Ronald Davis and Cindy Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Amelia Swanson

Serial Number, if any: _____

My Commission Expires: 3-23-27



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I Adde Dilworth, 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 **September 15, 2025**.
Date

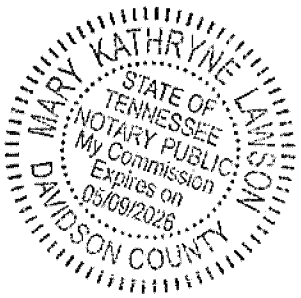
Affiant Signature **09/15/2025**
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **15th** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date



Notary's Seal (of on paper)