Karen Johnson Davidson County
Batch# 1328723 DEEDWARR
10/01/2025 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20251001-0078242

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$135,000.00**. **Affiant** Subscribed and sworn to before me, this **26th day of September, 2025.** **Notary Public** **My commission expires:** 6.29.27

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Vadym Matsiiovskyi **1301 Neelys Bend Road, E41** **Madison, TN 37115**	**New American Funding, LLC** **and/or it's Warehouse Lender** **14511 Myford Road** **Ste 100** **Tustin, CA 92780**	**052 16 0A 041.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Betteryear Property Investment Group, Inc.**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Vadym Matsiiovskyi, a single man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Apartment Unit No. E-41, of NEELY'S BEND CONDOMINIUM created under Title 64, Sections 2701 et. seq. as amended Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, Page 86, as amended in Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of NEELY'S BEND CONDOMINIUM of record in Book 5200, Page 200, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Betteryear Property Investment Group, Inc., by Successor Trustee's Deed, recorded as Book 6071, Page 548, from Robert J. Notestine III, Successor Trustee, of record in Instrument No. 20070727-0089511, in the Register's Office of Davidson County, Tennessee, dated July 27, 2007 and recorded on July 27, 2007.

Being the same property conveyed to Charles E. Carter, Jr. and wife, Reba A. Brown, by Warranty Deed from Stephen D. Woodard, single, of record in Book 6822, Page 837, in the Register's Office of Davidson County, Tennessee, dated April 01, 1986 and recorded on April 07, 1986.

HE-2025-462

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **1301 Neelys Bend Road, E41, Madison, TN 37115**.

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 in 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/our hand(s) this **26th day of September, 2025.**

Betteryear Property Investment Group, Inc., a Tennessee Corporation

By: Allen Deason Member
Allen Deason, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Jacqueline G Brown **of the state and county mentioned, personally appeared Allen Deason, Member of Betteryear Property Investment Group, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Betteryear Property Investment Group, Inc., the within named bargainor, a Corporation, and that such Allen Deason, Member of Betteryear Property Investment Group, Inc. as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Member.**

Witness my hand and seal, at office in Hendersonville TN **, this 26th day of September, 2025.**

Jacqueline G Brown
Notary Signature

Printed Name: Jacqueline G Brown

My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HE-2025-462

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 9/26/2025 (**date of document**).

Affiant Signature

9/26/25

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 26th day of September, **20**25.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029