Karen Johnson Davidson County
Batch# 1337287 DEEDWARR
10/22/2025 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,366.60
20251022-0084276

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-4686

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,350.00

Affiant

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of October, 2025

Notary Public

Commission Expires: 9/15/27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Aleksandre Tkeshelashvili and Bakur Tkeshelashvili 3246 Cloverwood Drive Nashville, TN 37214	Contour Mortgage Corporation 990 Stewart Avenue Suite 660 Garden City, NY 11530	096-12-0-016.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Rodney Fortner, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aleksandre Tkeshelashvili, a married man, and Bakur Tkeshelashvili, an unmarried man

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. 15, on the Plan of Hickory Bend, Section I, of record in Plat Book 3300, Page 38, 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 Rodney Fortner, a single man by Quit Claim Deed from Curtis L. Maloney and wife, Jennifer L. Maloney of record in Instrument No. 20160414-0035595 Register's Office for Davidson County, Tennessee, dated April 11, 2016 and recorded on April 14, 2016.

Being the same property conveyed to Rodney Fortner and Alexander Rivera, Joint Tenants with Rights of Survivorship by Quit Claim Deed from Rodney Fortner, a single man of record in Instrument No. 20180420-0037300 Register's Office for Davidson County, Tennessee, dated April 17, 2018 and recorded on April 20, 2018.

Being the same property conveyed to Rodney Fortner by Quit Claim Deed from Alexander Rivera of record in Instrument No. 20240111-0002260 Register's Office for Davidson County, Tennessee, dated December 12, 2023 and recorded on January 11, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3246 Cloverwood Drive, Nashville, TN 37214

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 so 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.

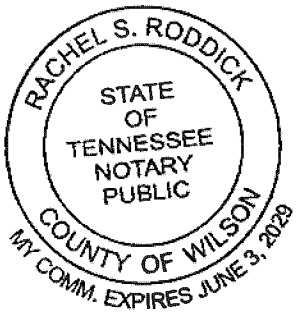
Dated this the 21st day of October, 2025.

Rodney Fortner

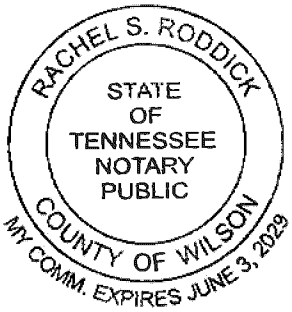
STATE OF TENNESSEE
COUNTY OF WILSON

On this 21st day of October, 2025, before me personally appeared Rodney Fortner, 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's (or persons') free act and deed.

Witness my hand, at office, this 21st day of October, 2025.



Notary Signature
My commission expires: 6/3/2029



Certificate of Authenticity

I, Joshua A. Terry, 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 10/21/25.

Affiant Signature – Joshua A. Terry

10/22/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 10/22/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27