Name and Address of New Owner:
Carlos Ramirez Rios and Maribel Moralez Hernandez
344 Fairlane Dr.
Nashville TN 37211
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1366718 DEEDWARR
01/07/2026 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260107-0001222

This Instrument Prepared By:
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

Map & Parcel No: 148-13-0-076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tatiana Vasenko, an unmarried woman, and Glieb Vasenko, an unmarried man, as joint tenants with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carlos Ramirez Rios and Maribel Moralez Hernandez, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 298 on the Plan of Fairlane Park, Section III of record in Plat Book 2331, Pages 145 and 146, 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 Tatiana Vasenko, an unmarried woman, and Glieb Vasenko, an unmarried man, as joint tenants with right of survivorship by Warranty Deed from Albransco, LLC, a Kentucky Limited Liability Company of record in Instrument No. 20221108-0119893 Register's Office for Davidson County, Tennessee, dated October 28, 2022 and recorded on November 08, 2022.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24 day of October, 2025.

_____(SEAL)
Glieb Vasenko

STATE OF CALIFORNIA
COUNTY OF San Bernardino
On this 24 day of October, 2025, before me personally appeared Glieb Vasenko, 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 24 day of October, 2025.

Angelina E. Vrolyks
Notary Signature
My commission expires: July 11, 2029

ANGELINA E. VROLYKS
COMM. # 2526755
NOTARY PUBLIC • CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires July 11, 2029

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of ~~November, 2025~~ January, 2026.

_____(SEAL)
Tatiana Vasenko

STATE OF TENNESSEE
COUNTY OF RUTHERFORD ~~November, 2025~~ January, 2026
On this 5th day of ~~November, 2025~~, before me personally appeared Tatiana Vasenko, 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 5th day of ~~November, 2025~~ January, 2026.

Bethany Shipley
Notary Signature
My commission expires: 05/24/2028

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
Sworn to and subscribed before me this 6th day of ~~November, 2025~~ January, 2026.

_____
Notary Signature
My commission expires: 11.5.29

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 10/24/25 (date of document).

Affiant Signature

1/6/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of January 2026.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Notary Signature

MY COMMISSION EXPIRES: 3/22/26

NOTARY'S SEAL