Name and Address of New Owner:
Pamela S. Tsyhanenko and Oleksii Tsyhanenko
2328 Riverway Dr
Old Hickory, TN 37138

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Navy Federal Credit Union
5550 Heritage Oaks Drive
Pensacola, FL 32526

Map & Parcel(s):
053-06-0B-072.00-CO

Karen Johnson Davidson County
Batch# 1369777 DEEDWARR
01/15/2026 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,402.30
20260115-0003572

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edgar Ontiveros, a married man and Jay Maultsby, a married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Pamela S. Tsyhanenko and Oleksii Tsyhanenko, wife and husband**, hereinafter called the GRANTEE, their heirs, successors 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. 51 on the Plan of Phase 5B, Waterford, of record in Book 7900, Page (s) 838 and 839, 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 Jay Maultsby and Edgar Ontiveros, by Warranty Deed from Lauren Lee Ann Young, unmarried of record in Instrument No. 20250925-0076589 Register's Office for Davidson County, Tennessee, dated September 23, 2025 and recorded on September 25, 2025.

Subject property is investment property and is not the primary residence of the Grantors.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2328 Riverway Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 hand this 8 day of Jan, 2026.

Edgar Ontiveros

Jay Maultsby

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 8 day of Jan, 2026, before me personally appeared Edgar Ontiveros and Jay Maultsby, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 8 day of Jan, 2026.

Lisa K R Wagner

Notary Signature
My commission expires: Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $379,000.00.

Pamela Braden

Affiant Signature

Subscribed and sworn to before me, this the 8 day of Jan, 2026.

Lisa K R Wagner

Notary Public
My Commission Expires: Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Ashley Adams, 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 **1/8/25**.

Date

Affiant Signature

1/14/25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **14th** day of **January**, 2026.

Notary's Signature

My Commission Expires: 10/17/2029

Date

Notary's Seal (if on paper)

