Karen Johnson Davidson County
Batch # 1411956 DEEDWARR
04/28/2026 08:49:17 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20260428-0036668

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $515,000.00

Affiant

Subscribed and sworn to before me, this 24th day of April, 2026.

Notary Public
My commission expires: 7/20/27

GINA DUNNING NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Matthew Scott Harry **Rebecca Lynn Pyszka**		**141050A15800CO**
1429 Scarcroft Lane		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Mykola Gogoladze and Viktoriia Havrushenko, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

REBECCA LYNN PYSZKA AND MATTHEW SCOTT HARRY, WIFE AND HUSBAND

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. 158, Plan of Final Plat of Avondale Park, Phase 2, Section 4, Cluster Lot Subdivision, of record in Instrument No. 20110208-0011100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Mykola Gogoladze and Viktoriia Havrushenko, husband and wife, by Warranty Deed from Kristy Gail Witzgall, unmarried, and Theodore Willis Johnson, unmarried, dated February 28, 2023, of record in Instrument No. 20230228-0014306, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Access Easement Agreement of record in Instrument No. 20041207-0145662, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090814-0076610, said Register's Office

Permanent Easement Agreement of record in Instrument No. 20090707-0063325, said Register's Office.

Agreement for Dedication of Easement for Water Line of record in Instrument No. 20080818-0084836, and Resolution Regarding Abandonment of Easement Rights of record in Instrument No. 20080826-0087638, said Register's Office.

Agreement for Dedication of Easement for Water Line of record in Book 5738, page 819, said Register's Office.

Easement granted to the Tennessee Electric Power Company of record in Book 787, page 7, said Register's Office.

Restriction Amendment of record in Instrument No. 20190313-0023161, said Register's Office.

HOA Charter of record in Instrument No. 20081203-0117350, said Register's Office.

HOA Common Area Quitclaim Deed of record in Instrument No. 20170130-0009317, as corrected in Instrument No. 20190618-0058614, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1429 Scarcroft Lane, Nashville, TN 37221.

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.

_____ Date: 4/24/24
Mykola Gogoladze

_____ Date: 4/24/24
Viktoriia Havrushenko

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mykola Gogoladze and Viktoriia Havrushenko, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April 2024, _____.

_____
NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY