WARRANTY DEED

Karen Johnson Davidson County
Batch# 1421709 DEEDWARR
05/18/2026 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,679.80
20260518-0044264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $454,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/23/28
(AFFIX SEAL)

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0176

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Natalie Geng and Michael Ladd, Jr	**JPMorgan Chase Bank, N.A.**	Map: 07213010000
(NAME) 2407 Inga St.	(NAME) **3415 Vision Drive**	
(ADDRESS) Nashville, TN 37206	(ADDRESS) **Columbus, OH, 43219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY-FOUR THOUSAND AND NO/100 DOLLARS ($454,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NATALIA Y. MONINA, MARRIED,

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

NATALIE GENG AND MICHAEL LADD, JR., WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 27 on the Map of Springdale Subdivision, of record in Book 974, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the westerly side of Inga Street, and runs back 187.5 feet on the northerly line and 199 feet on the southerly line to the right of way of the L & R.R. and measures 51.25 feet.

NotaryCam Doc ID: 4134abf8-f6aa-4024-ba72-0ee37e9b076b

Being the same property conveyed to Natalia Y. Monina, unmarried, by deed from Ronald J. Kramer, unmarried, of record in Instrument No. 20131114-0117797, dated November 8, 2013, Register's Office for said County. See also Scrivener's Affidavit of record in Instrument No. 20140107-0001517, said Register's Office.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 974, Page 18, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 2407 Inga St., Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness our hands this 14 day of May, 2026.

Natalia Y. Monina
Natalia Y. Monina

STATE OF Florida
COUNTY OF Saint Lucie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Natalia Y. Monina, 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. *Presented an USA Passport as identification.

Witness my hand and official seal this, 14 day of May, 2026.

My Commission Expires: 7/4/2026

Melissa M. King
Notary Public Melissa M. King

MELISSA M. KING
Notary Public - State of Florida
Commission # HH 361550
My Comm. Expires Jul 4, 2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 4134abf8-f6aa-4024-ba72-0ee37e9b076b

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **May 14, 2026**.

Affiant Signature

05/15/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **May 15, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

