Karen Johnson Davidson County
Batch# 1426926 DEEDWARR
06/01/2026 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20260601-0049110

WARRANTY DEED

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. AR-26-2321

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 6/16/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Inna Korniushenkova and Andrii Korniushenkov	Same As New Owner	
(NAME) 2720 Nashboro Boulevard	(NAME)	135-12-0E-265.00-CO
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Chelsey Werner, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Inna Korniushenkova and Andrii Korniushenkov**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 265 Phase Two Nashboro Village at Fairway Pointe, Tract 21, as shown on plat of record in Plat book 4660, page 159 and as shown on amended to the restrictions of record in Instrument No. 20050222-0018814 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chelsey Werner, a single woman by Warranty Deed from Ethan S. Hansen, an unmarried man of record in Instrument No. 20180402-0030569 Register's Office for Davidson County, Tennessee, dated March 27, 2018 and recorded on April 02, 2018.

This is property more commonly known as 2720 Nashboro Boulevard, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this ~~26th~~ 28TH day of May, 2026.

Chelsey Werner

STATE OF ~~TENNESSEE~~ Wisconsin
COUNTY OF ~~DAVIDSON~~ Milwaukee

On this 26th day of May, 2026, before me personally appeared Chelsey Werner, 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 ~~26th~~ 28th day of May, 2026.

Notary Signature
My commission expires: 12-27-2028

STACY L CRESCI
Notary Public
State of Wisconsin

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 05/28/2026 (date of document).

Affiant Signature

6/01/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

