WARRANTY DEED

Karen Johnson Davidson County
Batch# 1427026 DEEDWARR
06/01/2026 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $2,053.50
20260601-0049280

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-5-28
(AFFIX SEAL)

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-268

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amira Melnichenko	Same as new owner	086 13 0A 072.00
(NAME) 4108 Magnolia Farms Drive	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Byron W. Parsons and Louwane L. Parsons, Trustees of The Parsons Family Trust of 2010 dated July 16, 2010** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Amira Melnichenko, an unmarried woman** (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 4108 Magnolia Farms Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the 28 day of May, 2026.

GRANTOR:

The Parsons Family Trust of 2010 dated July 16, 2010

By: _____
Byron W. Parsons, Trustee

By: _____
Louwane L. Parsons, Trustee

STATE OF California)

COUNTY OF Butte)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Byron W. Parsons and Louwane L. Parsons with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustees of The Parsons Family Trust of 2010 dated July 16, 2010, the within named Grantor, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by themselves as Trustees of the Trust.

WITNESS my hand, at office, this 28th day of May, 2026.

ANITA GREGORY
Notary Public - California
Butte County
Commission # 2412626
My Comm. Expires Sep 6, 2026

_____
Notary Public

My Commission Expires: 9/6/26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 72 on the Final Subdivision Plat MAGNOLIA FARMS, PHASE 1, SECTION 3, of record in Plat Instrument No. 20190912-0092500, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Byron W. Parsons And Louwane L. Parsons, Trustees Of The Parsons Family Trust Of 2010, by Warranty Deed from Beazer Homes, LLC, A Delaware Limited Liability Company, of record in Instrument No. 20200903-0100347, in the Register's Office of Davidson County, Tennessee, dated September 01, 2020 and recorded on September 03, 2020.

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 5/28/26.

Affiant Signature

5-28-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of May, 2026.

Notary Signature

My Commission Expires: 9-5-28

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON