Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TYRE-26-153

Karen Johnson
Batch # 1432517
06/10/2026 03:17:22 PM
Fees: $18.00 Taxes: $1,221.00

Davidson County
DEEDWARR
3 pgs

20260610-0052777

WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$333,000.00~~ $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2026.0056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Polina Senderova and Yuliya Sand	LoanDepot.com	033 - 07 - 0A - 133.00
(NAME)	(NAME)	
153 Harbor Village Dive	6531 Irvine Center Dr	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Irvine, CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty-Three Thousand And No/100 Dollars ($333,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SHIRLEY K. MANALEY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO POLINA SENDEROVA, AN UNMARRIED WOMAN, AND YULIYA SAND, AN UNMARRIED WOMAN., 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:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 153 Harbor Village Dive, Madison, TN 37115
(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 8 day of June, 2026.

Shirley K. Manaley

Shirley K. Manaley

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Shirley K. Manaley, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

J Miranda Belote

NOTARY PUBLIC
My Commission Expires: 2/27/29

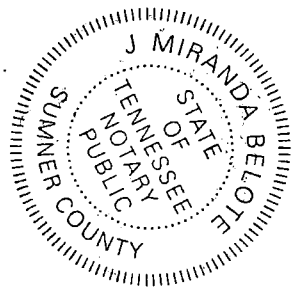


EXHIBIT "A"

Being Lot No. 114 on the Plan of Harbor Village, Phase IV, of Townhomes property line exhibit, Revision 1, a horizontal property regime with private elements, Harbor Village Drive, as of record in Instrument No. 20030723 - 0102986, which revives an amends in Instrument No. 20030611 - 0080857, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal thereof.

Being the same property conveyed to Shirley K. Manaley, unmarried by Warranty Deed from Barbara J. Parker, unmarried, dated October 21, 2008 and recorded November 20, 2008 in Instrument No. 20081126 - 0115852, Register's Office for Davidson County, Tennessee.

Commonly known as 153 Harbor Village Dive, Madison, TN 37115