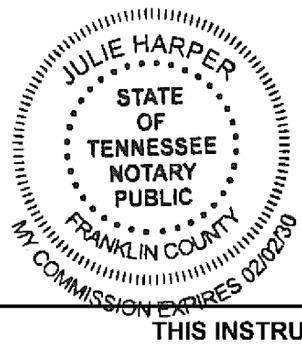
Karen Johnson Davidson County
Batch# 1452396 DEEDWARR
07/29/2026 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20260729-0069614

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 2/2/30

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Hunter Lee Alexandrow Trust	The Hunter Lee Alexandrow Trust	086-14-0-D-028.00 CO
(NAME)	(NAME)	
220 Hermitage Point Drive	220 Hermitage Point Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, we, **Egor Danylov and Dmitri Danylov,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Hunter Lee Alexandrow Trust,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 28 as shown on the Hermitage Point, Phase 2, Cluster lot Subdivision, plat of record in Instrument No. 20191004-0101983, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being a portion of the property conveyed to Southeastern Development Enterprise LLC, a Tennessee limited liability company, by Warranty Deed from Joan Lee Williams, unmarried, dated October 16, 2017, of record in Instrument No. 20171020-0107487, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Mantaro LLC, a Tennessee limited liability company, by Quitclaim Deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company, dated March 20, 2021, of record in Instrument No. 20210310-0031586, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Egor Danylov and Dmitri Danylov by Quitclaim Deed from Mantaro LLC, a Tennessee limited liability company, of record in Instrument No. 202607290069613, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 220 Hermitage Point Drive, Hermitage, TN 37076
(House Number) (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.

This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Plat Instrument No. 20191004-0101983; Easement of record in Instrument No. 20180713-0068258; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180713-0068425; Declaration of covenants, conditions, easements, by-laws and restrictions of record in Instrument No. 20190221-0015921, Instrument No. 20190610-0054976 and Instrument No. 20201030-0126647; Open Space Deeds of record in Instrument No. 20210727-0100440 and Instrument No. 20230905-0069062; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 24th day of July, 2026.

Egor Danylov

Dmitri Danylov

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Egor Danylov and Dmitri Danylov, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 24 day of July, 2026.

Notary Public
My Commission Expires: _____

File No.: 40371

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **Jared M Hood,** 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 July 24, 2026.

July 27, 2026

Date

Affiant

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 27th day of July, 2026.

Notary Signature
My Commission Expires:

