WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/20/17 15:02 3 pgs
Fees:18.00 Taxes:294.15
20170120-0006707

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp FEBRUARY 22, 2020
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 2.22.2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Isabella Belenky	Isabella Belenky	051-15-0A-064.00-CO
(NAME)	(NAME)	
26 Cass Place	26 Cass Place	
(ADDRESS)	(ADDRESS)	
Brooklyn, NY 11235	Brooklyn, NY 11235	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Seth Richmond Wilson, unmarried and Savannah Jean Wilson, unmarried (erroneously titled in the previous deed as "husband and wife")**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Isabella Belenky, unmarried and Klavdia Gritsevskaia, unmarried as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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. L-64, on the plan of Quail Creek Condominium, as shown on plat of record in Plat Book 6328, Page(s) 89 and 90, in the Register's Office of Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowner's Association, all as described in Book 6328, Page 44 to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Peggy W. Garner, married by Warranty Deed from Secretary of Housing and Urban Development, of Washington, D.C., dated 07/31/2008, recorded 08/05/2008, of record in Instrument No. 20080805-0080619, in the Register's Office for Davidson County, Tennessee. Peggy Garner died intestate on 02/23/2013, leaving Kenneth Duwane Garner, Susan L. Garner, K. David Garner and Michael D. Garner as her sole heirs at law as evidenced under Docket No. 16P610, in the Probate Court Clerk's Office for Davidson County, Tennessee. Kenneth Duwane Garner died intestate on 04/19/2015, leaving Susan L. Garner, K. David Garner and Michael D. Garner as his sole heirs at law as evidenced under Docket No. 16P609, in the Probate Court Clerk's Office for Davidson County, Tennessee. Further being the same property conveyed to Seth Richmond Wilson and Savannah Jean Wilson, husband and wife by Warranty Deed from Elizabeth B. Hickman, Administrator of the Estate of Kenneth Duwane Garner and Susan L. Garner and K. David Garner and Michael D. Garner, dated 09/30/2016, recorded 10/04/2016, of record in Instrument No. 20161004-0104904, in the Register's Office for Davidson County, Tennessee. 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. 206-2-307 or other similar statute.

Subject to all matters shown on the plat of record in Plat Book 6328, Pages 89-93; Covenants, conditions, easements and restrictions of record in Book 6328, Page 44 and By-Laws of record in Book 6328, Page 74, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4203, Page 221, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument No. 20130709-0070572 and, Charter of the Homeowners Association record in Book 6340, Page 410 and Articles of Amendment to the Charter of record in Instrument No. 20090226-0016995, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 420 Walton Lane, L-64, Madison, TN 37115
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S),

their heirs and/or 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 19th day of January, 2017.

Seth Richmond Wilson

Savannah Jean Wilson by Renee Wilson
Attorney in Fact her attorney in fact.

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Seth Richmond Wilson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of January, 2017.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

On this 19th day of January, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Renee Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Savannah Jean Wilson, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20170120-0006706 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 19th day of January, 2017.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

