RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811161

Karen Y Johnson Davidson County
Batch# 154439 DEEDWARR
10/26/2018 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $636.40
20181026-0106386

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2018.

NOTARY PUBLIC

My commission expires: 11/10/2019

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mehrnaz Seirafi-Pour 8231 Lenox Creekside Dr., Unit C-10 Antioch, TN 37013	Mehrnaz Seirafi-Pour 1200 Boxthorn Drive Brentwood, TN 37027	181 02 0A 066.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Two Thousand and 00/100 Dollars ($172,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NIKITA ODNORALOV AND MARIA NIKOLENKO, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MEHRNAZ SEIRAFI-POUR, A MARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. C-10 as set forth in the Master Deed Establishing Lenox Creekside, Phase One, a condominium form or ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938, as supplemented in Instrument Number 20070801-0091466 and as amended by Instrument Number 20080808-0081967, in the Register's Office for Davidson County, Tennessee. Said Unit being shown as part of Exhibits E1, E2, and E3 of said Master Deed.

Being that same property conveyed to Nikita Odnoralov and Maria Nikolenko, husband and wife, by Warranty Deed from Kendra Harrell f/k/a Kendra Bryant, married, dated June 28, 2016 and recorded in Instrument No. 20160629-0066439, Register's Office for Davidson County, Tennessee.

This is improved property known as 8231 Lenox Creekside Drive, Unit C-10, Antioch, TN 37013.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of October, 2018.

NIKITA ODNORALOV

MARIA NIKOLENKO

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, a Notary Public, Nikita Odnoralov and wife, Maria Nikolenko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of October, 2018.

Notary Public

ROBERT WOLPER
Notary Public - State of Colorado
Notary ID 20154014113
My Commission Expires Apr 8, 2019

Robert Wolper
Printed Notary Name

My commission expires: April 8, 2019

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

