Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-4725

Karen Johnson Davidson County
Batch# 265445 DEEDWARR
08/02/2019 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20190802-0076391

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190721453

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $140,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2019.

Notary Public
My Commission Expires: 3.21.20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maja Cvjetkovic 7245 Highway 70 S #206 Nashville TN 37221	Cardinal Financial Co. 3701 Arco Corporate Dr Charlotte NC 28273	Tax Parcel ID No. 142 07 0E 206.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michail M. Zaboikin and Tatiana Zaboikina, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maja Cvjetkovic, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 206 of Belle Glen Condominiums, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Belle Glen Condominiums, a Horizontal Property Regime, of record in Book 11127 Page 361, amended Book 11156, Page 478, amended in Book 11186, Page 935, amended in Book 11210, Page 184, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "E" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Michail M. Zaboikin and wife, Tatiana Zaboikina by Warranty Deed from Amy Elizabeth Johnston, recorded on the 2nd day of October, 2008 in Instrument No. 20081002-0100342, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE GLEN, as recorded in Plat Book 8250, Page(s) 929, in the Register's Office of Davidson County, Tennessee.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLE GLEN Condominium of record in Book 11127, Page 361, as amended by instrument(s) of record in Book 11156, Page 478, amended in Book 11186, Page 935, amended in Book 11210, Page 184, in the Register's Office of Davidson County,

owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement Agreement recorded in Book 6483, Page 907, in the Register's Office of Davidson County, Tennessee.

Agreement for Public Utility Easement as set forth in instrument recorded in Book 10791, Page 725, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 7245 Highway 70 S #206 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of July, 2019.

Zaboikin 7-30-19 — Michail M. Zaboikin

7-30-19 — Tatiana Zaboikina

STATE OF Wisconsin)
COUNTY OF Dane)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michail M. Zaboikin and Tatiana Zaboikina, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2019.

Ruth A. Grady
Notary Public
My Commission Expires: 2/14/2023

RUTH A. GRADY NOTARY PUBLIC STATE OF WISCONSIN

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM