Karen Johnson Davidson County
Batch# 429937 DEEDWARR
07/02/2020 07:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,254.30
20200702-0071623

WARRANTY DEED	STATE OF TENNESSEE 2020-428 COUNTY OF Rutherford THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00. Lin Vaughn (Affiant) Sworn to and subscribed before me this 26 day of June, 2020. Jessica L Tolley Notary Public My commission expires: 11.20.22

JESSICA L. TOLLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Alicia Lorenzo **7631 Veranda Court**	(NAME) New Owner	**142-10-0E-055.00CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(City) (State) (Zip)	**(City) (State) (Zip)**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sveta Lana Pargh and Franklin Adam Pargh, wife and husband and Kevin Turchan and Natasha Turchan, husband and wife**, "the Grantor(s)," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alicia Lorenzo, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit No. 55 of Bellevue Station, Phase 3, as shown on Exhibit A-1 of the Supplemental Declaration to Declaration of Covenants, Conditions, and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument Number 20170427-0041683, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being all the same property conveyed to Sveta Lana Pargh and Franklin Adam Pargh, wife and husband, and Kevin Turchan and Natasha Turchan, husband and wife, by deed from Parkside Builders, LLC, a Tennessee liability company, of record in Instrument No. 20180607-0054681, Register's Office for Davidson County, Tennessee.

This is improved property known as: 7631 Veranda Ct., Nashville, TN 37221.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record. Subject to Declaration of Covenants, Conditions, and Restrictions, By-Laws, HOA Charter and Attorney's Certificate contained in instrument of record in Instrument Number 20160108-0001959, supplemented and amended in Inst. No. 201609-26-0101494, corrected in Inst. No. 20161025-0112596 and further supplemented in Inst. No. 20170427-0041683 said 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, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons.

THIS instrument is being executed in behalf of **Sveta Lana Pargh and Franklin Adam Pargh,** pursuant to a Power of Attorney executed by same on the 24th day of June, 2020, and being filed for record in Instrument No. __202007020071620____, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **Kevin Turchan Natasha Turchan** pursuant to a Power of Attorney executed by same on the 24th day of June, 2020, and being filed for record in Instrument No. ___202007020071621___, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **Natasha Turchan** pursuant to a Power of Attorney executed by same on the 23rd day of June, 2020, and being filed for record in Instrument No. ___202007020071622____, and being recorded simultaneously herewith.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of June, 2020.

Sveta Lana Pargh

Sveta Lana Pargh

By: by Susan B. Evans Attyin Fact (SEAL)
Susan B. Evans, Attorney-In-Fact

Franklin Adam Pargh

Franklin Adam Pargh

By: Susan B. Evans, Attyin Fact (SEAL)
Susan B. Evans, Attorney-in-Fact

Kevin Turchan

Kevin Turchan

By: Susan B. Evans, Attyin Fact (SEAL)
Susan B. Evans, Attorney-In-Fact

Natasha Turchan

Natasha Turchan

By: Susan B. Evans, Attyin Fact (SEAL)
Susan B. Evans, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2020, before me personally appeared SUSAN B. EVANS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SVETA LANA PARGH AND FRANKLIN ADAM PARGH, AND KEVIN TURCHAN, AND NATASHA TURCHAN, and acknowledged that she executed the same as the free act and deed of the said SVETA LANA PARGH AND FRANKLIN ADAM PARGH, AND KEVIN TURCHAN, AND NATASHA TURCHAN.

Witness my hand, at office, this 26th day of June, 2020.

Dee Ray
Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, Jessica L. Tolley, a notary public for this county and state, Lynn Vaught, 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: 11-20-22

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY