WARRANTY DEED

Karen Johnson Davidson County
Batch# 505393 DEEDWARR
10/30/2020 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $351.50
20201030-0127074

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Kimberly Abele
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2020.

Jill L Swicegood
Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Isabella Belenky	New Owner	051150A04500CO
(NAME)	(NAME)	
420 Walton Lane, Unit J45		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, I/we **John Moran**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Isabella Belenky and Klavdia Gritsevskaia**, hereinafter called the GRANTEE(S), their 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 located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. J45 on the Plan of Quail Creek Condominiums of record in Plat Book 6328, Page 89-90, in the Register's Office for 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, at. seq., for said County, to which reference is made for a more complete description.

Being the same property conveyed to John Moran by Warranty Deed from Damon Lodell Walls and wife, Tonya Anita Walls, dated 2/15/2019, of record in Instrument 201902250016882, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 6328, Page 89; (2) Covenants, conditions, easements and restrictions recorded in Book 6328, Page 44; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4203, Page 221; (4) Grant of Easement of record in Instrument No. 201307090070572; (5) Charter of the Quail Creek Homeowners' Association of record in Book 6340, Page 410; (6) Articles of Amendment to the Charter of record in Instrument No. 200902260016995, 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 ☒ 420 Walton Lane, Unit J45, 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), his/her/their 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), his/her/their 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.

Effective the 26th day of October, 2020.

POA John Moran

John Moran by John Fabbricatore, Attorney in Fact

State of Tennessee
County of Williamson

On this 26th day of October, 2020, before me, via real-time and visual communication, the undersigned Notary Public in and for the County and State aforesaid, personally appeared John Fabbricatore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of John Moran, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 202010300127073 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 26th day of October, 2020.

Notary Public:

My Commission Expires: 7/9/22

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF JILL L. SWICEGOOD

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

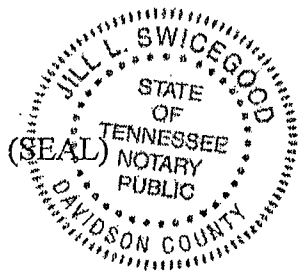
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900