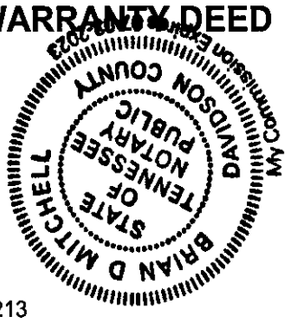
WARRANTY DEED



O-VC-20-735-213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/03/ (AFFIX S

Karen Johnson Davidson County
Batch# 519539 **DEEDWARR**
11/20/2020 01:06:18 PM 2 pgs
Fees: $13.00 Taxes: $980.13

20201120-0136895

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alina Smirnov	**CrossCountry Mortgage, LLC**	
(NAME) **735 Tulip Grove Road #213**	(NAME) **6850 Miller Rd.**	**075-12-0F-076.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Brecksville, OH 44141**	
(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 consideration, the receipt of which is hereby acknowledged, **VASTLAND NORTHCREST DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALINA SMIRNOV, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot 76, AKA Unit 213, Tulip Cove Townhomes, as shown on plat of record in Exhibit B of Instrument No. 20050517-0055768, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Vastland Northcrest Development, LLC, a Limited Liability Company by Warranty deed from Sarah M. Morrison, unmarried of record in Instrument No. 20200701-0071236 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on July 01, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and thereafter, not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050525-0059119, Instrument Number 20080103-0000699; and Instrument Number 20120521-0043906, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Plumbing Permit of record in Book 10413, Page 841, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers of record in Book 4123, Page 640, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040609-0068086, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **735 Tulip Grove Road #213, Hermitage, Tennessee 37076**.

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 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 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 my/our hand(s) this the 17th DAY OF NOVEMBER, 2020.

Vastland Northcrest Development, LLC, a Limited Liability Company

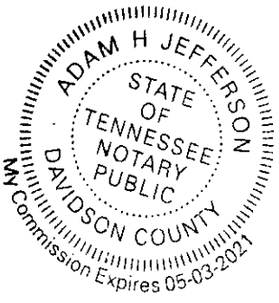
BY: _____
Mack H. McClung
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACK H. MCCLUNG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of VASTLAND NORTHCREST DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of November, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212