Karen Johnson Davidson County
Batch# 522216 DEEDWARR
11/30/2020 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20201130-0139093

33941-5

# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00**.

Affiant

Subscribed and sworn to before me, this the 20th day of November, 2020.

Notary Public

My commission expires: 1/8/2024

(AFFIX SEAL)

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Darlene Lawrence** | owner at property | **136-15-0-A-023.00** |
| **3405 Old Anderson Road #121** | | |
| **Antioch, TN 37013** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Oleg M. Torban and Serafima Naomi Torban, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Darlene Lawrence, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Unit No. 23 on the Plan of Phase 1, Watercrest Townhomes, as shown on plat, of record in Plat Book 8250, page 888, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Oleg Torban and Serafima Torban, husband and wife, by Deed dated June 9, 2016 from Kelli L. Artley fka Kelli L. Wilgenbusch, unmarried, of record in Instrument No. 20160614-0059994, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

1. **The Plan of record in Plat Book 8250, Page 888, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Declaration of Covenants, Conditions and Restrictions for Watercrest Homeowners' Association, Inc., of record in Book 10788, Page 553, amended in Book 11158, page 931, Instrument No. 20160621-0062874 and Instrument No. 20181227-0125451, By-Laws appended thereto in Book 10888, page 591 Register's Office for Davidson County, Tennessee. Attorneys Letters of record in Book 10821, page 131 and Book 10822, page 70, said Register's Office.**
3. **Charter of Watercrest Homeowners' Association, Inc. of record in Book 10788, page 546, Register's Office for Davidson County, Tennessee.**
4. **Grant of Easement by and between Comcast of Nashville I, LLC and Watercrest HOA, Inc., of record in Instrument No. 20180611-0055671, Register's Office for Davidson County, Tennessee.**
5. **Dedication of common areas to Watercrest Homeowners' Association, Inc. of record in Instrument No. 20000222-0017014, said Register's Office.**
6. **Right of Way Agreement to Gulf Interstate Gas of record in Book 2242, page 139; Book 2875, page 299 and amended in Book 4438, page 711, said Register's Office.**
7. **Taxes for the current year, which have been prorated and assumed by Grantor(s) herein and subsequent years not yet due and payable.**

**This instrument is being executed on behalf of Serafima Naomi Torban, pursuant to a Power of Attorney executed by same on the 26th day of May, 2016, of record in Instrument No.** 202011300139092 **, Register's Office for Davidson County, Tennessee.**

This is improved property, known as **3405 Old Anderson Road #121, Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **20th** day of **November, 2020.**

**Oleg M. Torban**

## STATE OF TENNESSEE
## COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Oleg M. Torban,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **November, 2020.**

**Notary Public**

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**My Commission Expires:** 11/8/21

Witness my/our hand(s) this **20th** day of **November, 2020.**

Serafima Naomi Torban By Oleg M. Torban attorney in fact

**Serafima Naomi Torban**
**By: Oleg M. Torban, Attorney in Fact**

## STATE OF TENNESSEE
## COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Oleg Torban,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Serafima Naomi Torban,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Serafima Naomi Torban,** for the purpose therein contained, by signing the name of **Serafima Naomi Torban,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **20th day of November, 2020.**

**Notary Public**

**My Commission Expires:** 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022