STATE OF Tennessee
COUNTY OF ~~Sumner~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2021.

Notary Public
MY COMMISSION EXPIRES:_____
File No. 20-11270

Karen Johnson Davidson County
Batch# 554729 DEEDWARR
01/14/2021 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20210114-0006766

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Vadim Lanai (NAME)	New Owner (NAME)	34 7 A 20
621 Glenn Circle (STREET ADDRESS)	(STREET 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Wilma Jean Taylor and Charles C. Taylor, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vadim Lanai, a single person,** 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, being Unit No. 20 on the Planned Unit Development Site Plan for Phase I, Harbor Village, a Horizontal Property Regime, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Harbor Village of record in Book 6628, page 577, Book 6646, page 543, Book 10672, page 743, Instrument No. 200108170089318, Instrument No. 200702050014894, Instrument No. 201708080081338, Instrument No. 201709180095380 and Instrument No. 201712190129364 and Master Deed of record in Book 7675, page 804, and Book 8402, page 569, all in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Book 6250, page 626, as amended in Book 6900, page 37, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Wilma Jean Taylor, married woman by Deed dated August 20, 2014 from Randall Smith, Conservator for Edice Ray Smith, recorded August 21, 2014, in Instrument Number 201408210076463, in the Official Records of Davidson County, Tennessee.

Charles C. Taylor, spouse of the above named Wilma Jean Taylor, joins in this conveyance for the purpose of conveying any interest he may have in the above described property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Covenant, Condition, or Restriction, recorded in Book 6628, page 577, Book 6645, page543, Book 10672, page 743, Instrument # 20010817008931 8, Instrument # 200702050014894, Instrument # 201708080081338, Instrument # 201709180095380, and Instrument # 201712190129364 in the Register's Office of the Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 37, revised in Boundary Plat Book 6250, Page 626, Register's Office for Davidson County, Tennessee.

3. Charter for HOA in Book 6635, page 254, Book 7637, page 813, and Instrument # 200306110080884, Register's Office of Davidson County, Tennessee.

4. Master Deed and Amendments in Book 7675, page 733, Book 7675, page 804, Book 7675, page 837, and Book 8402, page 569, Register's Office of Davidson County, Tennessee.

5. Common Area conveyed to HOA in Book 8485, page 966, and Instrument # 201102110012143, Register's Office of Davidson County, Tennessee.

6. Deed of Conveyance for sewer lines in Book 7026, page 914, Register's Office of Davidson County, Tennessee.

7. Easements for Sanitary sewers/storm drainage in Book 5589,page 831, Book 5970, page 679, Book 7121, page 202, Register's Office of Davidson County, Tennessee.

8. Grant of easement from HOA to Comcast of Nashville I, LLC in Instrument # 201109300075699, Register's Office of Davidson County, Tennessee.

9. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 621 Glenn Circle, Madison, TN 37115.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 14th day of January, 2021.

Wilma Jean Taylor

Charles C. Taylor

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 14th day of January, 2021, before me personally appeared Wilma Jean Taylor and Charles C. Taylor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of January, 2021.

Notary Signature
My commission expires: 7/19/2022

TRUDY MILLIKEN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021