Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 583609 **DEEDWARR**
03/03/2021 03:13:47 PM 3 pgs
Fees: $18.00 Taxes: $684.13

20210303-0027761

39-B
File #21-1121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marina Chernitskiy, a married person**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dianna Lucille Ruch, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 34-B on the Plan of Zone Lot Division Lots 29, 30, 32 and 34 Meadows of Tulip Grove, Section 2, of record in Plat Book 6250, Page 754, as amended in Plat Book 6900, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MOC Properties, LLC by Warranty deed from Mike Mekhail, married of record in Instrument No. 20180122-0006418 Register's Office for Davidson County, Tennessee, dated January 19, 2018 and recorded on January 22, 2018.

Being the same property conveyed to Marina Chernitskiy by Quitclaim deed from MOC Properties , LLC of record in Instrument No. 20180221-0016481 Register's Office for Davidson County, Tennessee, dated February 13, 2018 and recorded on February 21, 2018. The Grantor is married; however, the Grantor nor the Grantors spouse or issue has resided in the property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 823 Netherlands Drive, Hermitage, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Dianna Ruch	**Highlands Residential**	**075-15-0-036.00**
823 Netherlands Drive	**12001 North Central Expressway, #750**	
Hermitage, TN 37076	**Dallas, TX 75243**	

WITNESS THE EXECUTION HEREOF this 24 day of February, 2021.

Marina Chernitskiy

Marina Chernitskiy

State of California
County of Placer

On this ~~26th~~ 24 day of February, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Marina Chernitskiy, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

See Attached CA
Notarial Certificate

Notary Public

My Commission Expires: Oct 18- 2023

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 184,900.00.**

Deanna Lucille Rucks

Affiant

Sworn and subscribed before me on this the 26th day of February, 2021.

ANGELA Y. POSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/8/22

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer

Subscribed and sworn to (or affirmed) before me on this 24 day of Feb., 2021, by Marina Chernitskiy,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature