True Copy Certification

I, John A Bell 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Leah Moore, a notary public for this county and state, John A Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Name and Address of New Owner:
Somnath Jana and Indira Maity
810 Bellevue Road, 281
Nashville, TN 37221

Send Tax Bills To:
Somnath Jana and Indira Maity

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 142060B28100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Pavlo Gilchuk and wife, Iuliia Gilchuk**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Somnath Jana and Indira Maity, Husband and Wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 281, Building 51, Garage No. 3, on the Plan of Peppertree, Creekside Meadows Condominiums, of record in Plat Book 4675, Page 128, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and Ry Laws of record in Book 4834, Pages 257-312, as amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 52S9, Page S; Book 6874, Page 354; Book 7610, Page 973; Book 6237, Page 644 and Book 6535, Page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made
for a more complete description.

Being the same property conveyed to Pavlo Gilchuk and wife, Iuliia Gilchuk, by Warranty Deed from Stephanie P. Cart, unmarried, recorded on July 29, 2011, of record in Instrument No. 20110729-0058216, Register's Office for Davidson County, TN.

This is improved property known as 810 Bellevue Rd., #281, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Karen Johnson Davidson County
Batch# 627412 DEEDWARR
05/03/2021 11:39:30 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20210503-0058935

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2021.

_____(SEAL)
Pavlo Gilchuk

_____(SEAL)
Iuliia Gilchuk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2021, before me personally appeared Pavlo Gilchuk and Iuliia Gilchuk, 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 30th day of April, 2021.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 30th day of April, 2021.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

_____
Notary Public
My commission expires: _____
File No. 2021-2471