# BOX 10-A

## WARRANTY DEED

Karen Johnson Davidson County
Batch# 630981 **DEEDWARR**
05/07/2021 09:19:38 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20210507-0061456

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

**RETURN TO:**
**PREMIER ESCROW, LLC**
**4301 HILLSBORO PIKE, STE 300**
**NASHVILLE, TN 37215**

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Shelby M'lynn Mick | Shelby M'lynn Mick | 141-12-0C-015.00 CO |
| (NAME) | (NAME) | |
| 7212 River Bend Road | 7212 River Bend Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37221 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, **Semyon Fridman and wife, Galina Golovina,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelby M'lynn Mick, Lincoln Mick and Leanne Wood Smith, tenants in common with rights of survivorship,** 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, TN, being Lot No. 15 on the Plan of River Bend, of record in Book 6900, pages 504 & 505 and Surveyor's Certificate of Correction in Book 7465, page 833, 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 Semyon Fridman and wife, Galina Golovina, by Warranty Deed from Randall A. Bates and wife, Mary Lee Buscher, now Bates, dated September 24, 1998, of record in Book 11127, page 772, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7212 River Bend Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

**This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 6900, pages 504 and 505, corrected in Book 7465, page 833; Restrictions of record in Book 7112, page 481; Book 7308, page 805; Book 7308, page 808; Book 7336, page 15 and Book 7549, page 893; By-Laws of record in Book 7347, page 643; Articles of Incorporation/ Charter of record in Book 7347, page 636; Book 8179, page 869 and Book 9359, page 153; Easement for access of record in Book 7334, page 777; Book 7334, page 785 and Book 7334, page 793; all of record in the Register's Office for Davidson County, Tennessee.**

Witness my/our hands this 6th day of May, 2021.

Semyon Fridman by AC his attorney-in-fact
Semyon Fridman
By: Anastasia Coldren, his Attorney-in-Fact

Galina Golovina by AC her attorney-in-fact
Golovina Galina
By: Anastasia Coldren, her Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Anastasia Coldren with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Semyon Fridman and Galina Golovina and that she as such Attorney-in-Fact executed the foregoing instrument for purposes therein contained, by signing the name of Semyon Fridman and Golovina Galina by herself as Attorney-in-Fact.

WITNESS my hand and official at Franklin, Tennessee, seal this 6th day of May, 2021.

Notary Public
My Commission Expires: _____

File No.: 34141

