Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-2963
Parcel ID: 082-15-0A-124-00

Property Address:
2115 Yeaman Place, 632, Nashville, TN 37206

Karen Johnson Davidson County
Batch# 655498 DEEDWARR
06/11/2021 02:26:14 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20210611-0079204

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New Owner

Address of New Owner:
Joseph Kurbanov
2115 Yeaman Place #632
Nashville, TN 37206

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JENNIFER TYRONE BEDINGFIELD, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JOSEPH MYRON KURBANOV, unmarried, and LOGAN RAE HILL, unmarried, as joint tenants with Rights of Survivorship**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 632 and Parking Space 107 and 108 Upper Level, 5th and Main Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, amended at Instrument Nos. 200701040001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827 and 20120409-0030284, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to JENNIFER TYRONE BEDINGFIELD, an unmarried woman by Deed dated April 10, 2017 from ERIC L. HANSEN and STELLASUE HANSEN, husband and wife, recorded April 17, 2017, in Instrument Number 20170417-0037101, in the Official Records of Davidson County, Tennessee.

This isimproved property known as, 2115 Yeaman Place, 632, Nashville, TN 37206.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Master Deed 20060630-0078751 and Plat 20121012-0093520, Register's Office for Davidson County, Tennessee.

3. Sewer easement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument No. 20050623-0072133, Instrument No. 20050623-0072134, Register's Office for Davidson County, Tennessee.

4. Overhead Lines easement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument No. 20070228-0024576 and Instrument No. 20150130-0008966, Register's Office for Davidson County, Tennessee.

5. Right-of-way easement as contained in Instrument No. 20130726-0077475, Register's Office for Davidson County, Tennessee.

6. Master Deed to Homeowner's Association as contained in Instrument No. 20060630-0078751, amended in Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121012-0095419, 20130911-0096032, 20140804-0069914, and 20200714-0076790, Register's Office for Davidson County, Tennessee.

7. Assignment of Master Deed to Homeowner's Association as contained in Instrument No. 201103040017580, Register's Office for Davidson County, Tennessee.

8. Charter for Homeowner's Association of record in Instrument No. 20060626-0076032, Register's Office for Davidson County, Tennessee.

9. Attorneys Certificate as contained in Instrument No. 20060630-0078752, Register's Office for Davidson County, Tennessee.

10. Declaration of Covenants, Conditions and Restrictions of record in Book 3368, page 23, Book 3930, page 324, Book 3953, page 115, Book 10078, page 364, Book 10169, page 1, Book 11625, page 241 and Instrument No. 20060630-0078750, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 26 day of May, 2021.

JENNIFER TYRONE BEDINGFIELD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JENNIFER TYRONE BEDINGFIELD, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 26 day of May, 2021.

Stephenie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $475,000.00.

Affiant

SWORN TO and subscribed before me on this 27th day of May, 2021.

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public

My Commission Expires