WARRANTY DEED

Karen Johnson Davidson County
Batch# 670870 DEEDWARR
07/02/2021 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210702-0090313

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Union

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES May 2nd 2023
(AFFIX SEAL)

ALLISON FUNDERBURK
Notary Public
Union Co., North Carolina
My Commission Expires May 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0465

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ronda Denise Webb- Stewart and Thomas Edward Stewart, III	New Owner	Map: 172030B05100CO
(NAME) 5217 Windypine Dr	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($390,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAVEL V. KOMAROV AND OLGA I. DADALKO, BOTH UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RONDA DENISE WEBB- STEWART AND THOMAS EDWARD STEWART, III, WIFE AND HUSBAND,

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 51 on the plan of the Woodlands, Phase 2, as of record in Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pavel V. Komarov, unmarried, and Olga I. Dadalko, unmarried, by deed from Jason Glendowne and wife, Shannon Glendowne, of record in Instrument No. 20140729-0067177, dated July 25, 2014, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 635, said Register's Office.

All matters as set out per PUD Boundary Plat of record in Plat Book 6900, Page 497, said Register's Office.

Sewer Easements of record in Book 6710, Page 495; Book 7091, Page 428; Book 8541, Pages 230 and 247, said Register's Office.

Water Main Easement of record in Book 8541, Page 241, said Register's Office.

Storm Water Detention Agreement of record in Book 7336, Page 3, said Register's Office.

Charter for Homeowner's Association of record in Book 8454, Page 246, said Register's Office.

Deed to Homeowner's Association of record in Book 8472, Page 310, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7334, Page 109 and amended in Book 7408, Page 250; Book 7516, Page 37; Book 8464, Page 463; Book 8622, Page 390; Book 8634, Page 224; Book 8643, Page 675; Book 7334, Page 149, and amended in Book 7408, Page 289, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5217 Windypine Dr, Nashville, TN 37211
(House No.) (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.

Witness our hands this 30th day of June, 2021.

Pavel V. Komarov

Olga I. Dadalko

STATE OF NC
COUNTY OF Union

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pavel V. Komarov and Olga I. Dadalko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of June, 2021.

My Commission Expires: May 2nd 2023

Notary Public

ALLISON FUNDERUD
Notary Public
Union Co., North Carolina
My Commission Expires May 2, 2023

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2021.

Date

Tonya Loftin

Affiant Signature

July 2 , 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 2nd day of July, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)