Karen Johnson Davidson County
Batch# 689254 DEEDWARR
08/03/2021 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $961.63
20210803-0104055

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

2021-718

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

(Affiant)

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

Notary Public

My commission expires: 3-17-24

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Andrew C. Welch (NAME)	(NAME) Same As Owner	**161-16-0A-103.00CO**
335 Shadow Glen Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (City) (State) (Zip)	(City) (State) (Zip)	

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, **Boris Benjamin Batsuk, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew C. Welch,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit No. 103 on the plan of Townhomes of Shadow Glen as shown in the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument. No. 20040317-0030572; Instrument No. 2004072-0086706; and Instrument No. 20050317-0029206, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being all the same property conveyed to Boris Benjamin Batsuk by deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20050818-0098666, and corrected in Instrument No. 20210715-0095185, Register's Office for Davidson County, Tennessee.

Olena Batsuk, spouse of the above-named Boris Benjamin Batsuk, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above-described property, especially her marital rights.

For Information Purposes Only - This is improved property commonly known as: 335 Shadow Glen Drive, Nashville, TN 37211.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment, (7) Taxes for the year 2021 and subsequent years a lien not yet due and payable, (8) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the instruments of record in IInstrument No. 20040315-0029248; Instrument. No. 20040317-0030572; Instrument No.

2004072-0086706; and Instrument No. 20050317-0029206 in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons, (9) Subject to Agreement for Construction and Maintenance of Joint Access Roadway of record in Book 8064, page 831 and amended in Inst. No. 20000114-0004981, Register's Office for Davidson County, Tennessee, (10) Subject to the provisions of the Tennessee Horizontal Property Act, as set forth in Tennessee Code Annotated Section 66-27-101, et. seq., as such may be amended from time to time, (11) Subject to the Easement of record 20130517-0050094, in the Register's Office of Davidson County, Tennessee, (12) Subject to Easements of record in Instrument No. 20040917-0112429 and Instrument No. 20040406-0038744, in the Register's Office of Davidson County, Tennessee, (13) Storm Water Detention Agreement of record in Inst. No. 20080903-0127692, said Register's Office, (14) Subject to Restrictions Covenants of record in Book 8064, page 815, in the Register's Office for Davidson County, Tennessee, but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons, (15) Subject to Drainage Easement of record in Book 7382, page 755, said Register's Office, and (16) Subject to the Easement of record in Book 9640, page 881, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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.

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

Boris Benjamin Batsuk

Olena Batsuk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of July, 2021, before me personally appeared Boris Benjamin Batsuk and Olena Batsuk, 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 July, 2021.

Notary Signature

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

My commission expires: 5/2/22

TRUE COPY CERTIFICATION

I, Elizabeth Leonberger, 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 July 30, 2021.

Signature
Date: July 30, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 30th day of July, 2021 personally appeared before me, a notary public for the State aforesaid, Elizabeth Leonberger, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD