39B

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736158

Karen Johnson Davidson County
Batch# 689559 **DEEDWARR**
08/03/2021 03:26:36 PM 2 pgs
Fees: $13.00 Taxes: $1,269.10

20210803-0104491

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $343,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2021.

Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner: Aleksey Lubman 2013 Stokes Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 07 0M 033.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Hart and Elizabeth Hart, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aleksey Lubman, single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2013, on the plan of Fairsted Park Condominiums, a horizontal property regime established by the Master Deed of record in Instrument No. 20021121-0145225, and as amended in Instrument No. 20030328-0041138, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and being located upon Lot 2 on the plan of Resubdivision of Woman's Club of Nashville, more particularly described in Plat Book 6200, Page 383, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James Hart and Elizabeth Hart, husband and wife, by Warranty Deed from Lindsay Rice, Married, of record in Instrument No. 20161212-0130129 in the Register's Office of Davidson County, Tennessee, dated November 17, 2016 and recorded on December 12, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Woman's Club of Nashville, as recorded in Plat Book 6200, Page(s) 383.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Fairsted Park Condominiums of record in Instrument No. 20021121-0145225, as amended by instrument(s) of record in Instrument No. 20030328-0041138; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 9619, Page 112.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3921, Page 507.

This is improved property located at 2013 Stokes Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of August, 2021.

James Hart

Elizabeth Hart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Hart and Elizabeth Hart, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022