WARRANTY DEED

BELENKY-H21411

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF October, 2021.

(Affix Seal) Notary Public

My Commission Expires: _____

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Isabella Belenky, unmarried and Klavida Gritsevskaia, unmarried, as tenants in common	NEW OWNER	051.15-0A-037.00 CO
420 Walton Lane Unit J37		
Madison, TN 37115		

Karen Johnson Davidson County
Batch# 746061 DEEDWARR
10/28/2021 11:22:57 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20211028-0144863

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHERYL L. STOLTENBERG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ISABELLA BELENKY, UNMARRIED AND KLAVIDA GRITSEVSKAIA, UNMARRIED, AS TENANTS IN COMMON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Number J-37, as shown on the Plan of Quail Creek Condominium, as created under Chapter27, Title 64 of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 6328, Page 89 and 90, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof, together with undivided interest in the common elements of the Quail Creek Homeowners Association, all as described in Master Deed of record in Book 6328, Pge 44, et seq.

Being the same property conveyed to Cheryl L. Stoltenberg, unmarried by Warranty Deed from Betty Sue Powell, an unmarried woman, dated July 15, 2015, recorded July 17, 2015, in Instrument No. 20150717-0070146, Deed signed by POA in Instrument No. 201507170070145 and corrected by Scrivener's Affidavit in Instrument No. 201507210071467, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 420 Walton Lane Unit J37, Madison, Tennessee 37115 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 26th day of October, 2021 :

Cheryl L. Stoltenberg

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named CHERYL L. STOLTENBERG, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 26th day of October, 2021.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023