Karen Johnson Davidson County
Batch# 767817 DEEDWARR
12/06/2021 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20211206-0161264

G#35281-2

WARRANTY DEED	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.** Affiant Subscribed and sworn to before me, this the 30th day of November, 2021. Notary Public My commission expires: July 9, 2022 (AFFIX SEAL)

RACHEL GIVENS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shivan Garay	New Owner	**147 11 0 A 104 00 CO**
104 Northcrest Court		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Oleg Torban and Serafima Torban, husband and wife

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

Shivan Garay

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 104 on the Revised Plan of Northcrest East, a Planned Unit Development, as of record in Plat Book 6250, Page 847, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Oleg Torban and Serafima Torban, husband and wife, by Warranty Deed dated December 18, 2003, from Anne Lain, unmarried, of record in Instrument No. 20031222-0181493, Register's Office for Davidson County, Tennessee.

THE conveyance of the hereinabove described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 6250, Page 847, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Northcrest East, of record in Book 6805, Page 669, Register's Office for Davidson County, Tennessee;

3) By-Laws of Northcrest East Homeowners Association, Inc., of record in Book 6833, Page 8, and Rules and Regulations for Northcrest East PUD Association appended thereto, Register's Office for Davidson County, Tennessee;

4) Charter of Northcrest East Homeowners Association, Inc., of record in Book 6833, Page 1, said Register's Office;

5) Deed of Conveyance for a Water Main of record in Book 6846, Page 591, said Register's Office; and,

6) Taxes for the current year which have been prorated and were paid by the Grantors herein and the herein Grantee assumes any subsequent years, not yet due and payable.

This is improved property, known as: **104 Northcrest Court, Nashville, TN 37211**.

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 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 my/our hand(s) this **30th** day of **November, 2021.**

Oleg Torban

Serafima Torban

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Oleg Torban and Serafima Torban, husband and wife,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2021.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-30-21.

Affiant Signature

12-2-21

Date

State of Williamson

County of Tennessee

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

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY