Karen Johnson Davidson County
Batch# 796446 DEEDWARR
01/27/2022 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20220127-0010155

WARRANTY DEED	STATE OF TENNESSEE 2021-832 COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00. Qui Evans Segall (Affiant) Sworn to and subscribed before me this 14th day of January, 2022. Notary Public My commission expires: 5/2/22

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)
Catherine Hayward	**Vanderbilt Mortgage & Finance, Inc d/b/a Silverton Mortgage**	
(NAME)	(NAME)	**142-06-0A-191.00.CO**
810 Bellevue Rd #191	**P.O. Box 71096**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Charlotte, NC 28272-1096**	
(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, **Sergey Kreynin, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Catherine Akersloot Hayward, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 191, Building 25, and Garage No. 191-G, on the Plan of Peppertree, Creekside Meadows Condominiums, of record in Plat Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being all the same property conveyed to Sergey Kreynin, married, by deed from Theresa L. Heatherly, unmarried, of record in Inst. No. 20161104-0116947, Register's Office for Davidson County, Tennessee.

Subject property has never been principal place of residence for the Grantor herein.

THIS instrument is being executed on behalf of **Sergey Kreynin** pursuant to a Power of Attorney executed by same on the 20th day of December, 2021, and being filed for record in Instrument No. 202201270010154, and being recorded simultaneously herewith.

For information purposes only: this is improved property commonly known as 810 Bellevue Road #191, Nashville, TN 37221.

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) Taxes for the year 2022, and subsequent years, a lien not yet due and payable, (7) Subject to the provisions of the Tennessee Horizontal Property Act in T.C.A. Section 66-27-101 et. seq, and(8) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Master Deed and By-Laws of "Peppertree", Creekside Meadows Condominiums of record in Book 4834, Page 257, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6237, Page 644, Book 6535, Page 723, Book 6535, Page 724, Book 6874, Page 354, Book 7610, Page 973, Book 7807, Page 827 and Book 7807, Page 829, 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.

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 14th day of January, 2022.

Sergey Kreynin

Sergey Kreynin by Quin Evans

By: Segall its Attorney in Fact (SEAL)
Quin Evans Segall, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of January, 2022, before me personally appeared Quin Evans Segall, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Sergey Kreynin, and acknowledged that she executed the same as the free act and deed of the said Sergey Kreynin.

Witness my hand, at office, this 14th day of January, 2022.

Dee Ray

Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 14th day of January, 2022.

Quin Evans Segall

1/14/2022
DATE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 14th day of January, 2022.

My Commission Expires: 5/2/22

Notary Public

