Karen Johnson Davidson County
Batch# 864278 DEEDWARR
05/27/2022 11:05:39 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20220527-0061777

WARRANTY DEED

ROBIN ZALESKI NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is .
550,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2022.

Notary Public

My commission expires: 09/21/2024
(AFFIX SEAL)

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
Zaki Hussein **Sofia Hussein**	New Owner	**155-08-0-B-062-00co**
600 S Riverbend Court	600 S Riverbend Court	
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, 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

Zaki Hussein and Sofia Hussein, Husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot 62 on the Plan of Phase I of South Colony at River Bend, as of record in Plat Book 6900, page 271, amended in Book 8311, Page 340, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed to Oleg Torban and wife Serafima Torban by Warranty Deed dated 08/19/1993, from Derry Harper and wife, Nikki R. Harper of record in Book 9101, Page 109, Register's Office for Davidson Country Tennessee.

This instrument is being executed on behalf of Oleg Torban and Serafima Torban pursuant to a Power of Attorney executed by them on the 15th day March 2022, of record in Instrument No. 20220527-0061776 **Register's Office for Davidson County, Tennessee.**

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

1. **The Plan of record in Plat Book 6900, Page 271 amended in Book 8311, Page 340 said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Declaration of Covenants, Conditions and Restrictions of South Colony at River Bend, of record in Book 7199, Page 119, and as amended in Book 9792, Page 20, said Register's Office.**
3. **By-Laws of South Colony at River Bend Homeowners Association, Inc. Appended thereto in Book 7199, Page 135and as amended in Book 7781, Page 645, and Book 9792, Page 24 said Register's Office.**
4. **Charter of South Colony at River Bend Homeowner's Inc., Book 8748, Page 816.Conveyance of Common Area to South Colony at River Bend Homeowners Association, Inc. in Book 7781, Page 637.**
5. **Easement to Harper Valley Utilities District as of record on Book 6613, Page 536.**
6. **Issuance of an Electrical Permit in Book 5896, Page 257.**
7. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as **600 S Riverbend Court, Nashville, TN 37221**

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 **29th** day of **April, 2022.**

Oleg Torban by Naum Kharats - Attorney-in-fact.

Oleg Torban by Naum Kharats Attorney in Fact

Serafima Torban by Naum Kharats Attorney-in-fact

Serafima Torban by Naum Kharats Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Naum Kharats with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Oleg Torban and Serafima Torban, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Naum Kharats for the purpose therein contained, by signing the name of Naum Kharats by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **April, 2022.**

Notary Public

SHERRI KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/6/2024