Karen Johnson Davidson County
Batch# 867620 DEEDWARR
06/06/2022 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20220606-0064690

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

CHARLES BRIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DM-VRES-22-7245

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Oksana Viyuk and Tanner Jake Field	**New Owner**	
(NAME) **7245 Highway 70 S #108**	(NAME) **7245 Highway 70 S #108**	**142 07 0E 108.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CAROL L. HAMLETT, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OKSANA VIYUK AND TANNER JAKE FIELD, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 a certain condominium apartment in Davidson County, Tennessee, being Unit No. 108 of the Belle Glen Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums of record in Book 11127, Page 361 as amended by First Amendment of record in Book 11156, Page 478; and by Second Amendment of record in Book 11186, Page 935; and by Third Amendment of record in Book 11210, Page 184, Register's Office for Davidson County, Tennessee, including but without limitation the By-Laws appended thereto, of record in Book 11127, Page 406, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Belle Glen Condominiums, of record in Book 8250, Page 929, and as shown on Exhibit "E" to the Second Amendment to the Master Deed, of record in Book 11186, Page 935, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Carol L. Hamlett, unmarried woman, by Warranty Deed from Rebecca O'Rand Zumeta Edmonds, married, of record in Instrument No. 20170331-0031523, in the Register's Office of Davidson County, Tennessee, dated March 27, 2017 and recorded on March 31, 2017.

Specific Power of Attorney recorded simultaneously Herein in instrument number 20220526-0061497.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belle Glen, as recorded in Plat Book 8250, Page(s) 929.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Belle Glen Condominium of record in Book 11127, Page 361, as amended by instrument(s) of record in Book 11156, Page 478; Book 11186, Page 935 and Book 11210, Page 184; 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.
- Easement for Sanitary Sewer, recorded in Book 6483, Page 907.
- Easement for Public Utilities, recorded in Book 10791, Page 725.
- Stormwater Detention Agreement as set forth in instrument recorded in Book 10922, Page 936.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7245 Highway 70 S #108, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23 DAY OF MAY, 2022.

Carol L. Hamlett by Adam Jefferson as 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, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CAROL L. HAMLETT, and who acknowledged he/she/they executed the same as the free act and deed of the said CAROL L. HAMLETT.

Witness my hand and official seal, this the 23rd of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 23, 22.

Hadley Roper
Affiant Signature

05/31/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 05/31/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal