Name and Address of New Owner:
Liseth Carolina Barreto
5510 Country Drive, Unit 110
Nashville, TN 37211

Send Tax Bills To:
Wells Fargo Bank, N.A.
1 Home Campus
Des Moines, IA 50328-0000

Karen Johnson Davidson County
Batch# 898071 DEEDWARR
08/03/2022 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $739.63
20220803-0088447

This Instrument Prepared By:
Alexandra Ponce
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 162-09-0A-110-00

# WARRANTY DEED

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, **Alexander Chernitsky and Gintaras Biza, as tenants in common with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Liseth Carolina Barreto, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

Town House No. 110, Building No. 17, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Alex Chernitsky, by deed dated 08/05/2016, and recorded 08/08/2016, from John David Albright, married, of record in Instrument Number 20160808-0082348 and being the same property conveyed to Alex Chernitsky and Gintaras Biza, as tenants in common with right of survivorship, by deed dated 01/12/2017, and recorded 01/25/2017, from Alex Chernitsky, through Kevin Williams, Trustee, of record in Instrument Number 20170125-0008304, Register's Office for Davidson County, Tennessee.

This is property also known as 5510 Country Drive, #110, Nashville, TN 37211.

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 3rd day of May, 2022.

Alexander Chernitsky
_____(SEAL)
Alexander Chernitsky

Gintaras Biza
_____(SEAL)
Gintaras Biza

STATE OF Virginia
COUNTY OF Loudoun

On this 3rd day of May, 2022, before me personally appeared Alexander Chernitsky via audio-video communication, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of May, 2022.

Gloria Asare
Notary Signature
My commission expires: 12/31/2024
Registration No: 7901547

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N
Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notarized online using audio-video communication

STATE OF Texas
COUNTY OF Harris

On this 3rd day of May, 2022, before me personally appeared Gintaras Biza via audio-video communication, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of May, 2022.

Zahra Daniels
Notary Public, State of Texas
Notary Signature
My commission expires: 08/03/2024

NOTARY PUBLIC · STATE OF TEXAS
Zahra Daniels
ID NUMBER
132602432
COMMISSION EXPIRES
August 3, 2024

Notarized online using audio-video communication

## AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $199,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alexander Chernitsky Gintaras Biza

AFFIANT

STATE OF Virginia
COUNTY OF Loudoun

Sworn to and subscribed before me this 3rd day of May, 2022.

By Alexander Chernitsky

Gloria Asare

Notary Signature

My commission expires: 12/31/2024

Registration No: 7901547

Notarized online using audio-video communication



**Tennessee Certification of Electronic Document**

I, Damien T Baldwin, 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 true and exact copy of the original document executed and authenticated according to law on May 3, 2022.

Affiant Signature

Date: May 3, 2022

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this May 3, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

