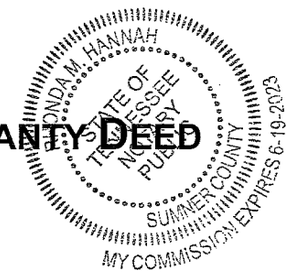
Karen Johnson Davidson County
Batch# 967775 DEEDWARR
02/06/2023 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $480.63
20230206-0008353

WARRANTY DEED



LAZARENKO-H23015

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF February, 2023.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Platon Lazarenko	SAME	133-15-A-33CO
320 Welch Road Unit F-5		
Nashville, TN 37211		

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, I/we, **ADEL IBRAHEM, MARRIED** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **PLATON LAZARENKO, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain Condominium Unit F-5, of Pagoda Condominiums in Davidson County, Tennessee, as created under Title 66, Chapter 27, Section 101 et seq., as amended Tennessee Code Annotated and as established by A Master Deed of record in Book 6111, page 22 and amnded in Book 9445, page 492, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of Pagoda Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Adel Ibrahem by deed from Barry T. Hatcher, of record in Instrument Number 20180914-0091186, recordedon 09/14/2018, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Subject to all matters and restrictions as shown on the Master Deed of record in Book 6111, page 22, and amended in Book 9445, page 492, Register's Office Davidson County, Tennessee.

* Covenenants, Conditions and restrictions as set forth in instrument recorded in Book 8561, page 461, Register's Office for Davidson County, Tennessee.

* Easements of record in Book 6548, page 125; Book 8870, page 293; and Instrument Number 20131209-0124879, Register's Office for Davidson County, Tennessee.

Grantor warrants he never lived in the subject property as a married person and is not subject to any marital rights therein.

( ) unimproved
This is (X) improved property known as 320 Welch Road Unit F-5, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 3rd day of February, 2023 :

Adel Ibrahem

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named ADEL IBRAHEM, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County TN, this 3rd day of February, 2023.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 2/03/2023 (date of document).

Affiant Signature

2/06/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6 day of February, 2023.

Notary's Signature

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
COMM. EXPIRES 10/21/2024

NOTARY'S SEAL

MY COMMISSION EXPIRES: 10/21/24