(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 979127 DEEDWARR
03/10/2023 08:36:21 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20230310-0017264

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2026

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexa Nicole Insel	First Citizens Bank & Trust	132-09-0-B-209.00 CO
(NAME)	(NAME)	
217 Brattlesboro Place	P.O. Box 11757	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Columbia, SC 29211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Alexandr G. Samarsky, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexa Nicole Insel and Carl William Insel, tenants in common with rights of survivorship,** 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 209, Brattlesboro Place, a Condominium, a Horizontal Property Regime, located at Brattlesboro, Place, Davidson County, Tennessee, as shown on the plat of Brattlesboro Place Condominium apartments, as shown as Exhibit "B" to the Master Deed in Book 6313, page 496, and the plan of record in Plat Book 5200, page 731, Register's Office for Davidson County, Tennessee, and described in a Master Deed and By-Laws recorded in Book 6313, page 496, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brattlesboro Place, Condominium Apartments contained in the Master Deed and By-Laws recorded in Book 6313, page 496, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Alexandr Samarsky and Anna Samarsky, husband and wife, by Warranty Deed from Kelly Bowman, dated February 11, 2016, of record in Instrument No. 20160216-0014527, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Alexandr Samarsky, a single individual, by Tennessee Quitclaim Deed from Anna Samarsky and Alexandr Samarsky, a divorced couple, dated May 13, 2022, of record in Instrument No. 20220519-0057815, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 217 Brattlesboro Place, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 5200, page 731; The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brattlesboro Place, of record in Book 6313, page 496; Articles of Incorporation/ Charter of record in Book 6788, page 626; Book 7866, page 378 and Book 8349, page 576; Stormwater Detention Agreement of record in Book 6234, page 481; all of record in the Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 hand this 2 day of March, 2023.

Alexandr G. Samarsky

State of Georgia
County of FORSYTHE

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Alexandr G. Samarsky, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at 5090 LAUREL RIDGE DR., Georgia, this 2nd day of March, 2023

Chevaron Burns
Notary Public
My Commission Expires: 08/30/2024

OFFICIAL SEAL
CHEVARON BURNS
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires August 30, 2024

File No.: 37256