Karen Johnson Davidson County
Batch# 1003681 DEEDWARR
05/16/2023 09 48 08 AM 3 pgs
Fees $18 00 Taxes $1,396 38
20230516-0036449

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 800 Hingham Street, Suite 101N Rockland, MA 02370 876630 M-C-185002-1 TO-1553 Catherine Garcia	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $377,400.00 Affiant Subscribed and sworn to before me, this the 15th day of May, 2023 Notary Public My commission expires 5/5/25 (Affix Seal)

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO
NAME Dorjbal Dorjsuren and Yunden Badralmaa	NAME
STREET ADDRESS 806 olympic St #302 Nashville TN 37203	STREET ADDRESS
MAP & PARCEL NO 105-02-3F-302.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Pavlo Gilchuk, divorced and not since married hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Dorjbal Dorjsuren and Yunden Badralmaa, Husband and Wife,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows

See Exhibit A

This is improved property known as 806 Olympic Street, #302, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever, and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS MY/OUR SIGNATURE(S) THIS 22 day of March, 2023

X _____
Pavlo Gilchuk

State of MD } ss
County of Frederick

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Pavlo Gilchuk, divorced (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed

Witness my hand, at office, this 22 day of March, 2023

IN WITNESS WHEREOF, I hereunder set my hand and official seal

Maritza Falcon
NOTARY PUBLIC
FREDERICK
MARYLAND
MY COMMISSION EXPIRES October 26, 2023

Notary Public
My commission expires _____

MARITZA FALCON NOTARY PUBLIC FREDERICK, MD

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 302 on the Plan of Alina, a Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20200415-0039348 and amended in Instrument No. 20200609-0058742, Instrument No. 20200721-0079746, Instrument No. 20200727-0082071, Instrument No. 20200827-0097052, Instrument No. 20201 030-0127250, and Instrument No. 20210309-0030977, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 806 Olympic LLC, a Michigan limited liability company by Special Warranty Deed from Kimberly R. Dano, Trustee of the Dano Family Investment Services Trust, of record in Instrument No. 20181218-0122973, Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 18, 2018. (Value or consideration shown in aforementioned deed $2,000,000.00.)

Being the same property conveyed to Pavlo Gilchuk and Iuliia Gilchuk, husband and wife by Warranty deed from 806 Olympic LLC, a Michigan limited liability company of record in Instrument No. 20210512-0064295 Register's Office for Davidson County, Tennessee, dated May 10, 2021 and recorded on May 12, 2021. (Value of consideration shown in aforementioned deed $329,900 00.)

Being the same property conveyed to Pavlo Gilchuk by Quitclaim deed from Iuliia Gilchuk of record in Instrument No. 20221220-0131503 Register's Office for Davidson County, Tennessee, dated December 20, 2022 and recorded on December 20, 2022. (Value of consideration shown in aforementioned deed $0.00)