Karen Johnson Davidson County
Batch# 1005296 DEEDWARR
05/19/2023 10.25 46 AM 2 pgs
Fees: $13 00 Taxes $1,091 50
20230519-0037703

This instrument prepared by.
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number 9-1179-KS

STATE OF ~~TENNESSEE~~ Indiana JRS
COUNTY OF Clark

The actual consideration or value, whichever is greater, for this transfer is $295,000 00

Brittany Lou Welp
Affiant

Subscribed and sworn to before me, this the 17 day of May, 2023

Jeremy Eiler
Notary Public

JEREMY EILER
Notary Public
State of Indiana
Commission Expires 10/08/2029
Commission Number. NP0648150

Notary Public
My Commission Expires. 10-08-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ekaterina Aronov and Dimitry Orin 2626 East 22nd Street Brooklyn, NY 11235	New Owner	050-02-0A-310-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Brittany Lou Welp, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ekaterina Aronov, an unmarried woman, and Dimitry Orin, an unmarried man**, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit·

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 310 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839, amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817 further amended by Second Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development (Annexing Section 5A Property) of record in Instrument No. 20190708-0066428 and further amended by Third Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes a Townhome Planned Unit Development (Annexing Section 5B Property) of record in Instrument No. 20191112-0116482, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brittany Lou Welp, unmarried woman by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record as Instrument No.

20200327-0033237 in the Register's Office for Davidson County, Tennessee, dated March 26, 2020 and recorded on March 27, 2020.

This is improved property located at **1245 Havenbrook Drive, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of May, 2023

GRANTOR:

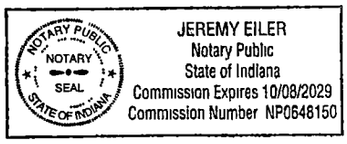
Brittany Lou Welp

Brittany Lou Welp ~~by Dudley Lightsey, her Attorney-In-Fact~~ JRF

STATE OF ~~TENNESSEE~~ JRF Indiana
COUNTY OF Clark

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brittany Lou Welp, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 17 day of May, 2023



Notary Public
My Commission expires: 10-08-2029