Karen Johnson Davidson County
Batch# 1005297 DEEDWARR
05/19/2023 10 29 10 AM 2 pgs
Fees $13 00 Taxes $1,054.50

20230519-0037705

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

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

Notary Public

My commission expires 6-17-2024

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
117 Saundersville Rd, Ste 101
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers
Ekaterina Aronov **Dimitry Orin**	2626 E 22nd st Brooklyn, NY 11235	**050020B23400CO**
1310 Havenbrook Drive		
Nashville, TN 37207		

FOR AND IN 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, WE, **Nicole Siyem, unmarried,**, HEREINAFTER REFERRED TO AS THE GRANTORS, 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, THEIR HEIRS AND ASSIGNS, 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 234 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 and 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, 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 Nicole Siyem, an unmarried woman by Warranty Deed from NVR, Inc , a Virginia Corporation T/A Ryan Homes, dated 2/27/2019 and recorded 2/28/2019 in Instrument No 20190228-0018115, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

This is Improved property known as: 1310 Havenbrook Drive, Nashville, TN 37207.

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 in 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/our hand(s) this 17th day of May, 2023

Nicole Siyem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2023, before me personally appeared **Nicole Siyem**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed

Witness my hand and official seal at office this 17th day of May, 2023

Notary Public

Commission Expiration

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM EXPIRES 5/20/2025