This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 6-2550-KS/SL

Karen Johnson Davidson County
Batch# 1088886 DEEDWARR
01/05/2024 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240105-0001198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of January, 2024.

Notary Public
My Commission Expires: 3/3/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katherine Anne Borgmann 7483 Highway 70 S #301 Nashville, TN 37221	FirstBank 722 Columbia Avenue Franklin, TN 37064	142-02-0G-301.00-CO

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Anton Shekhalevich, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Katherine Anne Borgmann, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit 301, Building Two, as shown on Exhibit A-1 of the Supplemental Declaration for Parkvue Condominiums, a Condominium, as of record in instrument No. 20200622-0066809, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a morte complete and accurate legal description of said Unit.

Being the same property conveyed to Anton Shekhalevich, an unmarried man by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20201218-0150053 Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 18, 2020.

Elizaveta Chistiakova joins in this conveyance for the express purpose of relinquishing all of her right, title and interest to said property, marital or otherwise.

This is improved property located at: **7483 Highway 70 S, #301, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 3rd day of January, 2024.

GRANTOR:

Anton Shekhalevich

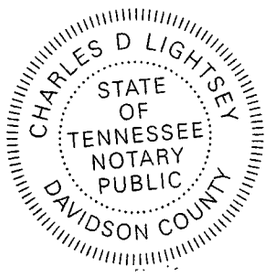
Elizaveta Chistiakova

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anton Shekhalevich and Elizaveta Chistiakova, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of January, 2024.

Notary Public
My Commission expires: 3/3/2026



Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 1-3-24.

Kathy Smith
Affiant Signature

1-3-2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Jan 3, 2024.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

