Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No.: QCBB-18946-23

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1089334 DEEDWARR
01/08/2024 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240108-0001514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Mariage Dillenburg
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of January 2024

NOTARY PUBLIC

My commission expires: 03/09/27

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires on 3-9-2027

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Dillenburg 3628 Brookway Dr Nashville TN 37207	Same address as new owner	050-02-0A-290-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($295,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SOFIA ANN MUFFOLETTO, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARY DILLENBURG, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 290 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 Scriveners 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 Town homes, a Town home 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 Town home 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 Sofia Ann Muffoletto, unmarried woman, from NVR, Inc., a Virginia corporation T/A Ryan Homes, by Special Warranty Deed dated July 17, 2020 and recorded July 20, 2020

in Instrument #20200720-0079257, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 3628 Brookway Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Sofia Ann Muffoletto having since married, Aleksandr Grinchuk joins in the execution of the Warranty Deed to convey any and all marital interest he may have to said property.

WITNESS MY/OUR HANDS, this 5th day of January, 2024

GRANTOR(S)

Sofia Ann Muffoletto

Aleksandr Grinchuk

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF SARASOTA

Personally appeared before me, a Notary Public, Sofia Ann Muffoletto and Aleksandr Grinchuk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. DRIVERS LICENSES PRESENTED AS IDENTIFICATION.

WITNESS my hand and seal, this the 5TH day of JANUARY, 2024.

THOMAS JAMES MICHALSKI
Notary Public - State of Florida
Commission # HH 178011
My Comm. Expires Sep 23, 2025
Bonded through National Notary Assn.

Notary Public

THOMAS JAMES MICHALSKI
Printed Notary Name

My commission expires: 9/23/25

Certificate of Authenticity

I, Jamika Jones, do hereby make oath that I am a licensed attorney and/or 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 **January 5, 2023**.

Jamika Jones

Affiant Signature

January 8, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

8th day of January, 20 24.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires