WARRANTY DEED

Karen Johnson Davidson County
Batch# 1130534 DEEDWARR
05/03/2024 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20240503-0032440

State of Tennessee
County of **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 11-26-2024

(AFFIX SEAL)

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chelsea Pacella	**Primis Mortgage Company**	086-14-0-E-023.00 CO
(NAME)	(NAME)	
532 Taffy Way	**5535 Currituck Drive, #120**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Wilmington, NC 28403**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Egor Danylov, an unmarried man and Dmitri Danylov, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chelsea Pacella, unmarried,** 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:

Land in Davidson County, Tennessee, being Unit 23, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for HERMITAGE POINT COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as of record in Instrument No. 20210831-0117188, as amended in Instrument No. 20211011-0136504 and in Instrument No. 20220310-0027561, Instrument No. 20220318-0031491 and Assignment of Declarant Rights recorded in Instrument No. 20220310-0027562, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Egor Danylov and Dmitri Danylov, by Quitclaim Deed from Mantaro, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240415-0026606, in the Register's Office of Davidson County, Tennessee, dated April 12, 2024 and recorded on April 15, 2024.

Being a portion of the same property conveyed to Mantaro, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Southeastern Development Enterprises, a Tennessee Limited Liability Company, of record in Instrument No. 20220623-0071616, in the Register's Office of Davidson County, Tennessee, dated June 17, 2022 and recorded on June 23, 2022.

Being a portion of the same property conveyed to Southeastern Development Enterprises, a Tennessee Limited Liability Company, by Quitclaim Deed from George Danylov and Dmitri Petrovich Danylov, of record in Instrument No. 20220202-0012451, in the Register's Office of Davidson County, Tennessee, dated January 29, 2022 and recorded on February 02, 2022.

Being a portion of the same property conveyed to George Danylov and Dmitri Petrovich Danylov, by Quitclaim Deed from Green Light LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220202-0012450, in the Register's Office of Davidson County, Tennessee, dated January 28, 2022 and

recorded on February 02, 2022.

Being a portion of the same property conveyed to Green Light LLC, by Warranty Deed from Allen M. Gregory, an unmarried man, of record in Instrument No. 20200205-0013297, in the Register's Office of Davidson County, Tennessee, dated January 31, 2020 and recorded on February 05, 2020.

unimproved ☐

This is improved ☑ property, known as 532 Taffy Way, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Said property has never been the primary residence for Grantors.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters shown in Declaration of Covenants, Conditions, and Restrictions, Plat, Charter, Bylaws and all exhibits thereto, of record in Instrument No. 20210831-0117188, amended by Instrument No. 20211011-0136504, Instrument No. 20220310-0027561 and Instrument No. 20220318-0031491, and assignment of declarant rights in Instrument No. 20220310-0027562; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210212-0020477; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20210305-0029073; All matters appearing on survey performed by Theodore Joseph Stevenson II, TN RLS #2136 of Ragan Smith, Job No. 19165, dated September 25, 2019; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 2nd day of May, 2024.

Egor Danylov

Dmitri Danylov

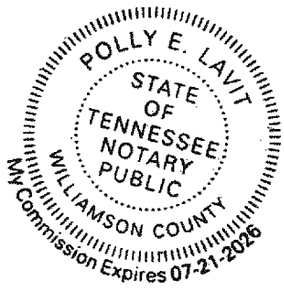
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Egor Danylov and Dmitri Danylov, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 2nd day of May, 2024.

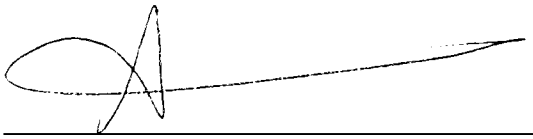
Notary Public
My Commission Expires: _____

File No.: 38426



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 **May 2, 2024**.



Affiant Signature — Date: **05/02/2024**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **May 2, 2024**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal