Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00.

Affiant

WARRANTY DEED

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

W-MBR-25-420-J39

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1359352
12/18/2025 12:05:12 PM
Fees: $13.00 Taxes: $358.90

Davidson County
DEEDWARR
2 pgs

20251218-0100611

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Isabella Belenky and Jeffrey Datikashvili		
(NAME)	(NAME)	**051-15-0A-039.00-CO**
420 Walton Lane J39	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH ANDERSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISABELLA BELENKY, UNMARRIED, AND JEFFREY DATIKASHVILI, UNMARRIED, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, State of Tennessee, being Unit No. J-39 as shown on the Plan of Quail Creek Condominiums, of record in Book 6328, Pages 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners Association, all as described in Book 6328, Page 44, et seq. said Register's Office.

Being the same property conveyed to Sarah Anderson, unmarried by Warranty Deed from Brenda Kaye Hughey, unmarried of record in Instrument No. 20210301-0025843 Register's Office for Davidson County, Tennessee, dated February 25, 2021 and recorded on March 01, 2021.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan attached as Exhibit "C" to the Master Deed of record in Book 6328, page 44, Register's Office for Davidson County, Tennessee, and shown on pages 89 and 93 of said Master Deed.
- Master Deed establishing a Horizontal Property Regime of Quail Creek Condominiums of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee
- Charter of Homeowner's Association of record in Book 6340, Page 410 and Instrument No. 20090226-0016995, in the Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 6328, Page 74, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of Qwest Communications International LLC, of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of Comcast of Nashville, I, LLC of record in Instrument Number 20130709-0070572, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Walton Lane J39, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 17th DAY OF DECEMBER, 2025.

Sarah Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH ANDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of December, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212