PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 644168 **DEEDWARR**
05/26/2021 09:33:42 AM 3 pgs
Fees: $18.00 Taxes: $9,601.50
20210526-0071184

W & I Ref: (DM) Title No.: 61814
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael Weingarten Daliah L. Savino 4410 Sunnybrook Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 13007009900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,595,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Beech and Natalya Moskalyova, as Trustees of the David Beech and Natalya Moskalyova Living Trust dated July 30, 2018**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Weingarten and Daliah L. Savino, as tenants in common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Re-Subdivision of part of Royal Oaks of record in Book 1424, page 31, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to David A Beech and Natalya Moskalyova, married, by Warranty Deed from Mitchell A. Binder, unmarried man, dated December 18, 2017 and recorded on December 19, 2017, of record in Inst. No. 20171219-0129072, Register's Office for Davidson County, Tennessee. By Warranty Deed dated June 8, 2018, recorded June 13, 2018, of record in Inst. No. 20180613-0056772, said Register's Office, subject property was conveyed to David Beech, a married man. By Quitclaim Deed dated August 14, 2018, recorded August 23, 2018, of record in Inst. No. 20180823-0083561, said Register's Office, subject property was conveyed to The David Beech and Natalya Moskalyova Living Trust dated July 30, 2018. By Quitclaim Deed dated October 4, 2018, recorded October 11, 2018, of record in Inst. No. 20181011-0101069, said Register's Office, subject property was further conveyed to David Beech and Natayla [*sic*] Moskalyova, as Trustees of the David Beech and Natayla [*sic*] Moskalyova Living Trust dated July 30, 2018. Natalya Moskalyova's name is misspelled as "Natayla" in several recorded documents.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424, page 31, said Register's Office, which Plan shows a 70 foot minimum building setback line from Sunnybrook Drive, formerly Altamont Avenue, and 10 foot easement for public utility purposes along the rear line of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4264, page 296, said Register's Office.

This is improved property, known as 4410 Sunnybrook Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 2021.

The David Beech and Natalya Moskalyova Living Trust, dated July 30, 2018
By: David Beech Trustee
David Beech, Trustee

Natalya Moskalyova Trustee
Natalya Moskalyova, Trustee

State of Tennessee

County of Davidson

On this 25th day of May, 2021, before me the undersigned authority, personally appeared, **David Beech and Natalya Moskalyova, as trustees of The David Beech and Natalya Moskalyova Living Trust, dated July 30, 2018,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,595,000.00.

Sherry Burdette
Affiant

Sworn and subscribed before me this 25th day of May, 2021.

Notary

My Commission Expires: 8/22/22

TERI W. NICHOLSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY