Karen Johnson Davidson County
Batch# 1140728 DEEDWARR
05/29/2024 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $3,211.60
20240529-0039841

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File No. DH-24-5960

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $868,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Montalbano and Anna Grace Wilson	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME)	(NAME)	083-03-0-096.00
2109 Early Avenue	1036 Stearman Srive, Ste 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	White House, TN 37206	
(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, I/we, **Yelena Maltsev, unmarried, and David Brookshire, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Montalbano, an unmarried person, and Anna Grace Wilson, an unmarried person, as tenants in common with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR 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 Lot No. 1 on the Plan of Pontotoc Subdivision, Re-Subdivision of Lots 32 and 33 of record in Plat Book 4595, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Yelena Maltsev and David Brookshire, wife and husband, by Quitclaim Deed from Aligned Realty, LLC, a UTAH limited liability company of record in Instrument No. 20221108-0119933 Register's Office for Davidson County, Tennessee, dated November 01, 2022 and recorded on November 08, 2022. Yelena Maltsev and David Brookshire subsequently divorced in Davidson County, Tennessee (Case No. 23D472).

Grantee herein is prohibited from conveying captioned property for sales price for a period of 30 days from 05/28/2024. After this 30 days period, Grantee is further prohibited from conveying the property for a sales price greater than $1,041,600.00 until 90 days from 05/28/2024. These restrictions shall run with the land and not personal to the Grantee. The provided language may be amended as necessary to comply with applicable law.

This is property more commonly known as 2109 Early Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 28th day of May, 2024.

Yelena Maltsev by AS Attorney in Fact
Yelena Maltsev by Andrew Suzore,
Attorney-In-Fact

David Brookshire by AS Attorney in Fact
David Brookshire by Andrew
Suzore, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Andrew Suzore with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Attorney in Fact for Yelena Maltsev and that this instrument was executed on behalf of the said Yelena Maltsev for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202405290039840, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 28 day of May 2024.

D Hardwick
NOTARY PUBLIC

My Commission Expires:

D HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Andrew Suzore with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Attorney in Fact for David Brookshire and that this instrument was executed on behalf of the said David Brookshire for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202405290039839, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 28 day of May, 2024.

D Hardwick
NOTARY PUBLIC

My Commission Expires:

D HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 28 day of May, 2024.

Affiant Signature

Date 5/28/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027