Prepared By ~~& Return To:~~
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
24-0111

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-P-24-151

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

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

Notary Public

Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Excalibur Property Solutions, LLC, a Tennessee limited liability company 9420 Cave Springs Drive Brentwood, TN 37027	NEW OWNER	117-03-0C-151.00 CO

WARRANTY DEED

FOR AND IN 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, **Jonathan Sacks and Sara Sacks, Co-Personal Representatives of the Estate of Jonathan M. Pavlotsky**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Excalibur Property Solutions, LLC, a Tennessee limited liability company
HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 151, on the Plan of Hillsboro Place Condominiums, of record in Plat Book 5200, Page 725, amended in Plat Book 5200, Pages 757 and 758, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6244, Page 394, as amended in Book 6285, Page 209, Instrument No. 20170515-0048155 and Instrument No. 20180717-0069522, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jonathan M. Pavlotsky, a single person, by Warranty Deed from Margie Cavalier, a single person, dated 11/2/1992 and recorded 11/4/1992 in Book 8776, Page 597, in the Register's Office of Davidson County, Tennessee.

The said Jonathan M. Pavlotsky, also known as Jonathan Michael Pavlotsky, having since died intestate on October 14, 2021 with his Estate being probated under Case No. 23P-198 in the Probate Court for Davidson County, Tennessee. His brother, Mark Pavlotsky, was his only surviving heir at law and was appointed Administrator of his estate. During administration of the Estate of Jonathan Michael Pavlotsky the said Mark Pavlotsky became deceased on March 26, 2023. By Petition and Order Appointing Successor Co-Personal Representatives filed 6/29/2023 in the Probate Court for Davidson County, Tennessee, Jonathan Sacks and Sara Sacks were appointed Co-Personal Representatives of the Estate of Jonathan Michael Pavlotsky. Order Authorizing the Sale of the Real Estate by the Co-Personal Representatives, Jonathan and Sara Sacks, filed in Docket No: 23P198, in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee, Metropolitan Nashville - Davidson County.

Karen Johnson
Batch # 1140880
05/30/2024 10:21:11 AM
Fees: $13.00 Taxes: $925.00

Davidson County
DEEDWARR
2 pgs

20240530-0040050

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 151 Hillsboro Place Nashville, TN 37215.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of May, 2024.

Estate of Jonathan M. Pavlotsky

By: Jonathan Sacks, Co-Personal Representative
Jonathan Sacks, Co-Personal Representative

By: Sara Sacks, Co-Personal Representative
Sara Sacks, Co Personal Representative

STATE OF KENTUCKY
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jonathan Sacks and Sara Sacks, Co-Personal Representatives of Estate of Jonathan M. Pavlotsky** 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.

Witness my hand and official seal at US Bank Cave Mill Rd, Kentucky this 24 day of May, 2024.

Notary Public
My Commission Expires: 04/04/2026

(Notary Seal)

