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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240647997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,525,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of July, 2024.

Notary Public
My Commission Expires: [illegible] 08, 2025

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

Karen Johnson
Batch # 1156563
07/11/2024 10:54:18 AM
Fees: $13.00 Taxes: $5,642.50

Davidson County
DEEDWARR
2 pgs

20240711-0051959

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Scott Jacob Fishel and Anne Sue Freeland 2027 Castleman Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131-06-0V-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrej Adam Arsovski and Alexandra Shingina, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Scott Jacob Fishel and Anne Sue Freeland, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. "B" on the plan of 2025 Castleman Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2025 Castleman Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170913-0093750, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ANDREJ ADAM ARSOVSKI AND ALEXANDRA SHINGINA, HUSBAND AND WIFE, by deed from LARRY DEAN JONES, of record in Instrument No. 20191105-0114196, dated November 1, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 131-06-0V-002.00 CO.

Matters shown on the Plan of record in Plat Book 843, page 66, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20170913-0093750, said Register's Office.

Restrictive Covenant for Detached Structure of record in Instrument No. 20190415-0034062, said Register's Office.

This is improved property located at 2027 Castleman Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2024.

Andrej Adam Arsovski

Alexandra Shingina

STATE OF ~~TENNESSEE~~ Tmp Michigan)
COUNTY OF ~~DAVIDSON~~ Washtenaw)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrej Adam Arsovski and Alexandra Shingina, 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, at office, this ~~10th~~ 9th day of July, 2024.

Tmp

Notary Public

My Commission Expires: 4/24/30

Thelma M. Perry
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF Washtenaw
My Commission Expires April 24, 2030
Acting in the County of _____