WARRANTY DEED

Karen Johnson
Batch # 1160950
07/23/2024 11:54:54 AM
Fees: $13.00 Taxes: $2,220.00

Davidson County
DEEDWARR
2 pgs

20240723-0055359

T-AR-24-6462

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/16/2026 (AFFIX SEAL)

BRANYAN TILL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aleksandra Vinogradova and Seth J. Epstein	**SAME AS NEW OWNERS**	
(NAME) **6462 Fleetwood Drive**	(NAME)	**102-08-0-109.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **RACHEL MUSSER, EXECUTRIX TO THE ESTATE OF JAMES S. PILKINTON SR. AND JAMES S. PILKINTON, JR., A MARRIED MAN AND CLAUDIA ANN ENBERG, A MARRIED WOMAN, AS THE BENEFICIARIES AND DEVISEES OF JAMES S. PILKINTON,,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEKSANDRA VINOGRADOVA AND SETH J. EPSTEIN,*** 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: *TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

Land in Davidson County, Tennessee, being Lot No. 306, on the plan of Horton Heights, Section "H", as of record in Book 3600, Page 100, Register's Office of Davidson County, Tennessee.

Said Lot No. 306 fronts 160.00 feet on the westerly side of Fleetwood Drive and extends back 322.5 feet on the northerly line and 331.9 feet on the southerly line to a line in the rear on which it measures 83.10 feet.

Being the same property conveyed to James S. Pilkinton and wife, Betty M. Pilkinton by Deed from Alvin W. Terrell & Son Inc., a Tennessee corporation dated May 23, 1968 and recorded May 24, 1968 in Book 4237, Page 423, Register's Office of Davidson County, Tennessee.

Betty M. Pilkinton died on January 25, 2016 and subject property having vested solely in James S. Pilkinton, surviving tenant by the entirety.

James S. Pilkinton a/k/a James Shelton Pilkinton (Sr.), died on September 21, 2023, his Last Will and Testament having been admitted to probate in common form pursuant to Order of Probate entered February 21, 2024, Docket No. 23P-2409, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Pursuant to said Will, his children, James S. Pilkinton and Claudia Ann Enberg, are the beneficiaries and devisees in equal shares. Letters Testamentary issued February 22, 2024 to Rachel Musser, Executrix. Order to Approve the Sale of Real Property, being the same property conveyed hereunder, entered June 28, 2024.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 100, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer and or storm drainage in Book 4306, Page 217, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6462 Fleetwood Drive, Nashville, Tennessee 37209**.

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 19 DAY OF JULY, 2024.

Estate of James S. Pilkinton Sr.

BY: Rachel Musser
Rachel Musser
Executrix

Beneficiaries/Devisees of James S. Pilkinton Sr.

James S. Pilkinton, Jr.

Claudia A. Enberg
Claudia Ann Enberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL MUSSER, EXECUTRIX of the ESTATE OF JAMES S. PILKINTON SR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th of July, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES S. PILKINTON, JR. and CLAUDIA ANN ENBERG, 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 26th of July, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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