WARRANTY DEED

Karen Johnson Davidson County
Batch# 1196038 DEEDWARR
10/21/2024 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20241021-0081596

File No. DH-24-7366

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2027

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
Eiriny Meshreky	Same as	
(NAME)	(NAME)	
5025 Cherrywood Drive	New Owner	147-15-0-049.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Leonid Borisovich Khmelniker, Personal Representative of the Estate of Elena Victoria Kopelevich**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eiriny Meshreky,*** 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:

* **unmarried**

Land in Davidson County, Tennessee, being Lot No. 98, on the Plan of Whispering Hills, Section II-B, of record in Book 2331, Page 155, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Boris Khmelniker and wife, Elena Kopelevich by Warranty Deed from Wallace C. Wilson and wife, Lillian R. Wilson dated April 23, 1996 and recorded April 25, 1996 in Book 10026, Page 339, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Elena V. Kopelevich by Boris V. Khmelniker by Quitclaim Deed in reference to Civil Action 97D-849, dated March 27, 1997 and recorded August 1, 1997 in Book 10552, Page 427, said Register's Office.

Elena V. Kopelevich aka Elena Victoria Kopelevich having since died testate on March 7, 2024, her Estate being probated In The Circuit Court For Davidson County, Tennessee, Probate Division, Case No. 24-P-994, and by that Order On Petition To Bring Real Property Belonging To Decedent Within The Control Of Executor and that Order Approving Contract For Sale Of Real Property, the subject property was brought into the probate Estate for insolvency pursuant to TCA § 30-2-402 and TCA § 31-2-103; under the control of the Executor, Leonid Borisovich Khmelniker; and without objection and with consent from the beneficiaries. The said Leonid Borisovich Khmelniker was appointed Executor of the Estate under the Last Will And Testament Of Elena Victoria Kopelevich as further evidenced by, and as duly appointed by, those Letters Testamentary issued by the Court.

This property is more commonly known as 5025 Cherrywood Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 15 day of October, 2024.

Estate of Elena Victoria Kopelevich

By: _____
Leonid Borisovich Khmelniker, Personal Representative

STATE OF New Jersey
COUNTY OF Atlantic

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leonid Borisovich Khmelniker, Personal Representative of the Estate of Elena Victoria Kopelevich, with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence), and who acknowledged that he, as Personal Representative of the Estate of Elena Victoria Kopelevich, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 90 Pryor St, Melville, NJ, this 15 day of October, 2024.

_____
NOTARY PUBLIC
My commission expires: April 11, 2027

KHALIDAH J HUNTER
Notary Public, State of New Jersey
My Commission Expires Apr 11, 2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202410210081596

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **October 15, 2024**.

Date

D Hardwick

Affiant Signature

October 21, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026