WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248281 DEEDWARR
03/20/2025 06:22:30 AM 3 pgs
Fees: $18.00 Taxes: $971.62
20250320-0020063

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. SG-25-9001

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
Melinda Doty	Melinda Doty	
(NAME)	(NAME)	
21 Vaughns Gap Road, Apt 104	1321 S. Miramar Ave	129-15-0A-104.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Indialantic, FL 32903	
(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, **Eleonora Astafyeva and Michael Silver, Wife and Husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melinda Doty, a Single Woman**, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 104 of Belle Meade Highlands Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A-2 to the Master Deed of record in Book 7091, page 302, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Alexander S. Astafyev by Warranty Deed from Amy Harvey, unmarried of record in Book 11411, page 643, Register's Office for Davidson County, Tennessee, dated March 31, 1999 and recorded on April 01, 1999.

Being the same property conveyed to Eleonora Astafyeva and husband, Michael Silver by Warranty Deed from Alexander S. Astafyev and Svetlana Astafyev of record in Instrument No. 20070509-0055583 Register's Office for Davidson County, Tennessee, dated April 30, 2007 and recorded on May 09, 2007.

This is property more commonly known as 21 Vaughns Gap Road, Apt 104, Nashville, TN 37205.

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 5th day of March, 2025.

Eleonora Astafyeva Alexander Astafyev Attorney-In-Fact
Eleonora Astafyeva by Alexander Astafyev,
Attorney-In-Fact

Michael Silver Alexander Astafyev Attorney-In-Fact
Michael Silver by Alexander Astafyev,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Alexander Astafyev, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Eleonora Astafyeva and Michael Silver, and that this instrument was executed on behalf of the said Eleonora Astafyeva and Michael Silver for the purposes therein contained pursuant to a Durable Power of Attorney being recorded simultaneously herewith at Book _____, Page _____, in the Register's Office for Davidson County, Tennessee. 202503200020061
202503200020062

Witness my hand, at office, this 5th day of March, 2025.

Mary K Lawson
Notary Signature
My commission expires:

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

Certificate of Authenticity

I, Spencer Gross, 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 **March 5th, 2025**.

Date

Affiant Signature

March 5th, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7th** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025