This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23902-DJ

Karen Johnson Davidson County
Batch# 1263527 DEEDWARR
04/23/2025 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20250423-0031325

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2025.

Notary Public
My Commission Expires: 3/20/2028

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MMP Gulch Holdings LLC 4125 W Noble Avenue Suite 381 Visalia CA 93277	New Owner	082-07-0G-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Pavel Nicolas Terselich, an unmarried man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MMP Gulch Holdings LLC, a Delaware limited liability company,** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within Davidson County, Tennessee, being Unit 715B, together with the appurtenant common elements of Homes of 715 Stockell Street, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes of 715 Stockell Street, a horizontal property regime with private elements, of record in Instrument No. 20160831-0091270, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the Site Plan of 715 Stockell Street, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes of Stockell Street provided in said Declaration, together with the By-Laws appended thereto, the Site Plan attached as exhibit to said Declaration, the Original Plan of record in Book 57, page 25, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Pavel Nicholas Terselich, an unmarried man by Warranty Deed from William Radford and Brenton Harrison, dated August 10, 2018, recorded August 14, 2018, of record in Instrument No. 20180814-0080257, Register's Office for Davidson County, Tennessee.

Pavel Nicolas Terselich and Pavel Nicholas Terselich are one and the same person.

This is ☒ improved or ☐ unimproved property located at: **717 Stockell Street, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 13 day of March, 2025.

GRANTOR:

Pavel Terselich

Pavel Nicolas Terselich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pavel Nicolas Terselich, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13 day of March, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202504230031325

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3/29/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3/29/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 **day of** March **,** 2025**.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

