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

CRT File No. 250450782

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $710,000.00

Affiant

Subscribed and sworn to before me, this 29th day of

Karen Johnson Davidson County
Batch # 1279528 DEEDWARR
05/30/2025 09 44 49 AM 2 pgs
Fees $13 00 Taxes $2,627 00
20250530-0042505

y, 2025

ary Public

Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by
Record and Return To
Chapman and Rosenthal Ti
10 Burton Hills Blvd , Suite
Nashville TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Waldeck and Anna Waldeck 5311 Tennessee Avenue Unit A Nashville TN 37209	New Owner	Tax Parcel ID No. 091 07 0 429.00

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, **Svetlana Kasimova Eden, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Waldeck and Anna Waldeck, husband and wife**, ("Grantees"), its 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 Lot No. 1218 in Block 187 on the Final Plat of Plan NO. 1, WEST NASHVILLE, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Svetlana Kasimova Eden, by Warranty Deed from Blackacre Development company, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170208-0013444, in the Register's Office of Davidson County, Tennessee, dated February 08, 2017, and recorded on February 08, 2017. Grantor warrants that she never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO. 1, WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74-75

This is improved property located at 5311 Tennessee Avenue Unit A Nashville TN 37209

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 29th day of May, 2025.

Svetlana Kasimova Eden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Svetlana Kasimova Eden, 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 29th day of May, 2025.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028