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

CRT File No. 250450810

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $927,500 00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2025.

Notary Public
My Commission Expires. _____

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1280157
06/02/2025 10 02 25 AM
Fees $13 00 Taxes $3,431 75

Davidson County
DEEDWARR
2 pgs

20250602-0042990

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maria Yerstein and Oleg Yerstein 2709 Acklen Avenue, Unit A Nashville TN 37212	New Owner	Tax Parcel ID No 104-11-0H-002.00-CO

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, **Joshua Ramsey and Jamie Lee Kowal, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Maria Yerstein and Oleg Yerstein, wife and husband**, ("Grantees"), their 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 Unit No. 2, together with the appurtenant interest in the common elements of Hearington Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20070321-0034481, Register's Office for Davidson County, Tennessee, said Unit being depicted on the map attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to JOSHUA RAMSEY AND JAMIE LEE KOWAL, HUSBAND AND WIFE, by deed from JEFFREY R. HEARINGTON AND JOANNA G. HEARINGTON, HUSBAND AND WIFE, of record in Instrument No. 20200513-0049645, dated May 8, 2020, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 104-11-0H-002.00-CO.

Rights of others in and to party walls.

Matters shown on the Plan of record in Plat Book 332, page 106, said Register's Office.
Master Deed of record in Instrument No. 20070321-0034481, said Register's Office

This is improved property located at 2709 Acklen Avenue, Unit A Nashville TN 37212

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

Joshua Ramsey

Jamie Lee Kowal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Ramsey and Jamie Lee Kowal, 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