WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. i-24274-DD

Name and Address of New Owner:
Best Built Group, LLC
1642 Valle Verde DR
Brentwood, TN 37027
Send Tax Bills To:
Best Built Group, LLC

Karen Johnson Davidson County
Batch# 1283641 DEEDWARR
06/10/2025 08:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20250610-0045365

This Instrument Prepared By:
Tricia Jones
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 092 13 0 316.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Galina Bokova**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Best Built Group, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 89 on SHIELD'S NEW WEST NASHVILLE PLAN of Lots, as of record in Plat Book 57, Page 77, in the Register's Office for said County, and a strip of ground lying between the East line of said lot, and the Westerly margin of 37th Avenue North, formerly Pilcher Avenue, described together as follows:

Beginning on the Westerly margin of the 37th Avenue North, formerly New Pilcher Avenue, at the Northeast corner of the property conveyed to Walter Mack West, and wife, by Deed from Ray Plumlee, and wife of record in Book 1584, Page 342, said Register's Office; thence with the Northerly line of said West Property Westwardly 221 feet, more or less, to the Easterly margin of an alley; thence with said alley, Northwardly 50 feet to the corner of Lots Nos. 88 and 89; thence with the line between said two lots, Eastwardly 163.565 feet and continuing in the same direction 49.435 feet, more or less, in all 213 feet, more or less, to the Westerly margin of said 37th Avenue North; thence with said Avenue, Southwardly 50 feet, more or less, to the beginning.

Being the same property conveyed to Galina Bokova, by Quit Claim Deed from Konstantin Bokov, of record in Instrument No. 20211027-0144609, in the Register's Office of Davidson County, Tennessee, dated September 29, 2021 and recorded on October 27, 2021.

Being the same property conveyed to Tatyana Bokova, by Warranty Deed from Esel C. Greer, Jr., unmarried, of record in Book 11498, Page 252, in the Register's Office of Davidson County, Tennessee, dated May 26, 1999 and recorded on May 27, 1999. The said Tatyana Bokova died on September 14, 2014 intestate, devising subject property to the Heirs and/or Devisees of Tatyana Bokova. Also see Affidavit of Heirship of recorded in Instrument No. 20220224-0021098, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of June, 2025.

Galina Bokova by Teresa M. Morgan, Attorney-In-Fact (SEAL)

Galina Bokova by Teresa M. Morgan, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Teresa M. Morgan, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged herself to be the Attorney-in-fact for Galina Bokova, the within named bargainor, and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Galina Bokova, the bargainor, by the said Teresa M. Morgan, as Attorney-in-Fact.

Witness my hand, at office, this 2nd day of June, 2025.

Notary Signature
My commission expires: July 7, 2027

CRYSTAL MARCRUM-POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

AFFIDAVIT OF VALUE

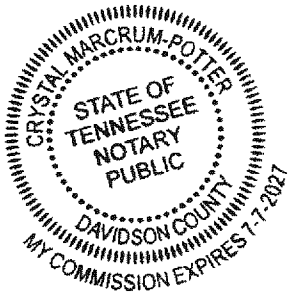
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Terese Morgan
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of June, 2025.

Crystal Marcrum-Potter
Notary Signature
My commission expires: July 7, 2027



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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/2/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/2/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

