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

**Prepared By & Return To:**
Tennessee Title Services, LLC
547 North Mt Juliet Road
Ste 100
Mt. Juliet, TN 37122
VOL-25-2695

Karen Johnson
Batch # 1284620
06/16/2025 09 57 22 AM
Fees $13 00 Taxes $3,034 00



20250616-0046642

Davidson County
DEEDWARR
2 pgs




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of June, 2025

Notary Public

Commission Expires _____

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Marcela L. Yurkanin and Walter J. Yurkanin<br>2726 Acklen Ave<br>Nashville, TN 37212 | New Owner | 104-11-0V-002.00-CO |

# WARRANTY DEED

FOR AND IN 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,

**Daniel J. Gervais, a single man**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Marcela L. Yurkanin and Walter J. Yurkanin, wife and husband,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of 2724 Acklen Avenue Condominium, a horizontal property regime created according to the provisions of the Horizontal Property Act of the State of Tennessee as established by the Master Deed and Bylaws of 2724 Acklen Avenue Condominium, of record in Instrument No. 20070116-0006356, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common elements attached thereto

Being the same property conveyed to Daniel J. Gervais, a single man by Warranty Deed from Max L. Schiff, an unmarried man of record in Instrument No. 20190603-0052514 Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on June 03, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2726 Acklen Ave, Nashville, TN 37212

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 so 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.

Dated this the 11th day of June, 2025.

Daniel Gervais

STATE OF TENNESSEE
COUNTY OF WILSON

On this 11th day of June, 2025, before me personally appeared Daniel Gervais and Svetlana Iakovleva, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of June, 2025.

Notary Signature
My commission expires: 3/7/26

