Karen Johnson Davidson County
Batch# 1289227 DEEDWARR
06/24/2025 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20250624-0049640

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Affiant

Subscribed and sworn to before me this 16th day of June, 2025.

Notary Public
My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-2-2026

File No.: 2025-1134

Address of New Owner:	Send Tax Bills to:	Tax Information:
Keeryushka Living Trust	New Owner	
613 Stonebridge Lane Mt. Juliet, TN 37122		104-04-0E-207.00-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, we

1101 18th Ave, LLC

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Grygorii Shcherbiak, Trustee of the Keeryushka Living Trust dated June 14, 2025

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 207 of 1101 Eighteenth Avenue, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20060807-0096688, rerecorded in Instrument No. 20060817-0101760, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments Appurtenant undivided interest in the general and limited common elements of the Condominium. Together with parking spaces No. 18 and 19.

Being the same property conveyed to 1101 18th Ave, LLC by Warranty Deed from Benjamin Rush Brady and Kate Zerfoss Brady, husband and wife of record in Instrument No. 20180612-0056461 Register's Office for Davidson County, Tennessee, dated June 07, 2018 and recorded on June 12, 2018, and

Affidavit of Scriveners Error of recorded on November 08, 2018, of recorded in Instrument No. 20181108-0110795.

This conveyance is subject to any and all restrictions and easements of record.

This is ____ improved _____unimproved property and the address of the herein described property is believed to be 1101 18th Avenue South, APT 207, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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.

Witness my hands this 13th day of June, 2025.

1101 18th Ave, LLC

By: Denise Stock
Denise Stock, Vice President

STATE OF FLORIDA
COUNTY OF St Johns

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Denise Stock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of 1101 18th Ave, LLC, a limited liability company, and that she is authorized by 1101 18th Ave, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 13th day of June, 2025.

Eleanor Maria Brooks
Notary Signature Eleanor Maria Brooks
My commission expires: 7/18/2025

ELEANOR MARIA BROOKS
Notary Public - State of Florida
Commission # HH 316091
My Comm. Expires Jul 18, 2025
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 13. 2025.

Affiant Signature

24th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

