WARRANTY DEED

File #25-282

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 4.22.29
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1303960 DEEDWARR
07/31/2025 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $651.20
20250731-0060436

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emil Ismailov	NEW OWNER	142-04-0A-097.00
(NAME) 214 Old Hickory Boulevard, #97	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Tracy Pafford Kail, Administrator of The Estate of Larry Kevin Pafford, deceased,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emil Ismailov, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate situated in Davidson County, Tennessee and more particularly described as follows:

Being Unit No 97 of Belle Forest Condominium Apartments of record in Book 5200, page 167, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Pafford by Quitclaim Deed from Brenda P. Crawford of record in Instrument No. 20171003-0101378 Register's Office for Davidson County, Tennessee, dated September 20, 2017 and recorded on October 03, 2017. Kevin Pafford, also known as Larry Kevin Pafford, having since died intestate on or about September 15, 2024, and his estate is currently being administered in the Circuit (Probate) Court of the the Seventh Judicial District for Davidson County, Tennessee, Case No. 24P2269. Tracy Pafford Kail, as Administrator of Estate of Larry Kevin Pafford, executes this instrument for the purpose of conveying all right, title and interest in the subject property belonging to Larry Kevin Pafford to the Grantee pursuant to Court Order entered on July 8, 2025 in said probate matter.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved / unimproved property, known as 214 Old Hickory Boulevard, #97, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 25th day of July, 2025.

The Estate of Larry Kevin Pafford

By Tracy Pafford Kail
Tracy Pafford Kail, Administrator

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ CROCKETT

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tracy Pafford Kail, Administrator of the Estate of Larry Kevin Pafford, Probate Case No. 24P2269 in the Probate Court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 25th day of July, 2025.

My commission expires: 9-19-28

Rick Perry
Notary Public

RICK PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 7.25.25 (date of document).

Affiant Signature

July 30, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30 day of July, 2025.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29