WARRANTY DEED

Karen Johnson Davidson County
Batch# 1307135 DEEDWARR
08/11/2025 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,358.75
20250811-0063384

File No. BC-25-440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $637,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Jeske-Polyak and Kevin E. Jeske-Polyak	New Owner	
(NAME)	(NAME)	093-13-0D-098.00-CO
700 12th Avenue South, #1012		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, I/WE, **ALEXANDER CHERNOWITZ AND PEGAH KADIVAR-CHERNOWITZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW J. JESKE-POLYAK AND KEVIN E. JESKE-POLYAK, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson county, State of Tennessee, Described as follows:

Being Unit No. R-1012, of Terrazzo, a condominium, a horizontal property regime, created under title 66, chapter 27, sections 101, et seq., as amended, Tennessee code annotated, and as established by a master deed and by-laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, said register's office, together with the undivided percentage interest in the common elements appurtenant to said unit described in said master deed and by-laws. Reference is hereby made to the plan for Terrazzo condominiums of record in Instrument No. 20081223-0122167, at exhibit b, register's office for Davidson County, Tennessee.

Being the same property conveyed to Alexander Chernowitz, unmarried by Warranty Deed from CJUF II Terrazzo LLC, a Delaware limited liability company of record in Instrument No. 20091221-0116080 Register's Office for Davidson County, Tennessee, dated December 17, 2009 and recorded on December 21, 2009.

Being the same property conveyed to Alexander Chernowitz and Pegah Kadivar Chernowitz, husband and wife as tenants by the entireties by Quitclaim Deed from Alexander Chernowitz who took title as an unmarried man joined by his spouse Pegah Kadivar Chernowitz of record in Instrument No. 20120718-0063165 Register's Office for Davidson County, Tennessee, dated December 20, 2011 and recorded on July 18, 2012.

This is property more commonly known as 700 12th Avenue South, #1012, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 8th day of August, 2025.

Alexander Chernowitz

Pegah Kadivar-Chernowitz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 2025, before me personally appeared Alexander Chernowitz and Pegah Kadivar-Chernowitz, 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 8th day of August, 2025.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, Ryan Lux, 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 **August 8, 2025**.

Date

Affiant Signature

August 8, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

