| THIS INSTRUMENT WAS PREPARED BY<br>Harpeth Escrow, LLC<br>117 Saundersville Road, Ste. 201<br>Hendersonville, TN 37075 | STATE OF Tennessee<br>COUNTY OF Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$675,000.00.**<br><br>Affiant<br><br>Subscribed and sworn to before me, this **16th day of September, 2025.**<br><br>Notary Public<br>My commission expires: |
|---|---|

Karen Johnson Davidson County
Batch# 1322933 DEEDWARR
09/16/2025 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250916-0073955

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-5-2026

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Cristiano Manfre**<br>**200 Hicks Road**<br>**Nashville, TN 37221** | **Direct Mortgage Corp.,**<br>**12750 Merit Drive**<br>**Ste. 815**<br>**Dallas, TX 75251** | **142-11-0-173**<br>Account No. |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Deborah Oleshansky, Executor of Estate of David Oleshansky, and Deborah Oleshansky, individually**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Cristiano Manfre, a single man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Woodside Subdivision of record in Book 9700, page 435 Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.**

**Together with and subject to 28 foot easement for access and a grant of an appurtenant easement for the encroachment of the driveway serving said property upon adjoining Lot 9 of record in Book 10967, page 129, said Register's Office.**

**Being the same property conveyed to David Oleshansky and Deborah Oleshansky, husband and wife by Warranty Deed dated May 5, 2021 from Mumin Kurtulus and spouse, Zeynep Kurtulus, recorded May 6, 2021, in Instrument Number 20210506-0060830, in the Register's Office of Davidson County, Tennessee.**

**The said David Oleshansky passed away on November 22, 2022 leaving Deborah Oleshansky, Executor of David Oleshansky's Estate admitted to the Probate Division in Davidson County, Tennessee, Docket No. 23P125.**

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **200 Hicks Road, Nashville, TN 37221**.

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 in 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(s) this **16th day of September, 2025.**

**Estate of David Oleshansky**

**By:** Deborah Oleshansky, Executor
**Deborah Oleshansky, Executor**

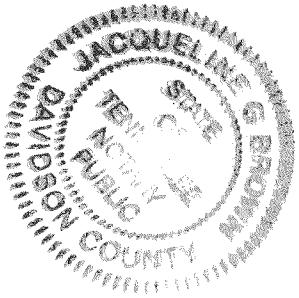
Deborah Oleshansky
**Deborah Oleshansky**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

**On this 16th day of September, 2025, before me personally appeared Deborah Oleshansky, Executor of Estate of David Oleshansky and Deborah Oleshansky, 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 16th day of September, 2025.**

Jacqueline G Brown
**Notary Signature**
**My commission expires:** 11-3-25



# Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **9/16/2025** **(date of document)**.

**Affiant Signature**

**9/16/2025**

**Date**

**State of TENNESSEE**
**County of SUMNER**

Sworn to and subscribed before me this **16** day of **September**, **20_25__.**

**Notary's Signature**
**My Commission Expires:**

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029