THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1337359 DEEDWARR 10/23/2025 09:13:30 AM 3 pgs Fees: $18.00 Taxes: $703.00 20251023-0084384	STATE OF TN) COUNTY OF Shelby) The actual consideration or value, whichever is greater, for this transfer is: $190,000.00 Affiant Subscribed and sworn to before me, this 21 day of October, 2025. Notary Public My Commission Expires:

HILLARY HEDRICK NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

WARRANTY DEED

Address New Owner: Delta Builders & Developers, Inc. 21 Vaughns Gap Road #55, Nashville, TN 37205	Send Tax Bills to: New Owner 71-22 Calamus Avenue Woodside, NY 11377	Tax Information: Tax Parcel ID No. 129-15-0A-055-00,

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEXANDER BESPALKO AND WIFE SVETLANA BESPALKO** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DELTA BUILDERS & DEVELOPERS, INC., A NEW YORK CORPORATION** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, BEING Unit No. 55 on the Plan of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Sections 101 eq weq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominium, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A - 1 of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said property.

Being the same property conveyed to Alexander Bespalko and wife Svetlana Bespalko by Deed dated January 9, 1998 from Jason K. Abbott, recorded January 15, 1998, in Book 10758, Page 819, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **21 Vaughns Gap Road #55, Nashville, TN 37205**

This conveyance is subject to conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 7091, Page 302, as amended in Instrument No. 20071025-0126213, Instrument No. 20080424-0042111, Instrument No. 20220520-0058927, Instrument No. 20220520-0058928, Appointment of Successor Trustee recorded in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4816, Page 427 and Corrected in Book 4881, Page 710, easement recorded in Book 11000, Page 273.

Regulatory Agreement for Multi-Family Housing Projects as set forth in instrument recorded in Book 4500, Page 281 and as amended in Book 4881, Page 619.

Charter for Belle Meade Highlands Condominium Association, Inc., recorded as Book 7102, Page 223.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 17th day of October, 2025.

A. Bespalko
ALEXANDER BESPALKO

S Bespalko
SVETLANA BESPALKO

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXANDER BESPALKO AND SVETLANA BESPALKO,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of October, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Susan P. Davis, 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 09.26.2025 (date of document).

Affiant Signature

09.26.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 26 day of September, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

KRISTEN WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES JUNE 18, 2028