WARRANTY DEED

Karen Johnson Davidson County
Batch# 1339271 DEEDWARR
10/29/2025 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $8,417.50
20251029-0086016

File No. KS-25-11185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey A. Blumenshine Trust dated June 3, 2021	Stacey A. Blumenshine Trust dated June 3, 2021	
(NAME)	(NAME)	
3606A West End Avenue	**Property**	104-09-0W-113.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Maria J. Pinchevsky and Carlos J. Pinchevsky, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stacey A. Blumenshine, Trustee of Stacey A. Blumenshine Trust dated June 3, 2021**, 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:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Final Plat of Major Subdivision, Richland Hall, Section II formerly known as Welch Property Subdivision Section II, as shown in Instrument 20160621-0062851 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maria J. Pinchevsky and Carlos J. Pinchevsky, wife and husband by Warranty Deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20200210-0014719 Register's Office for Davidson County, Tennessee, dated February 7, 2020 and recorded on February 10, 2020.

This is property more commonly known as 3606A West End Avenue, Nashville, TN 37205.

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 24th day of October, 2025.

Maria J. Pinchevsky

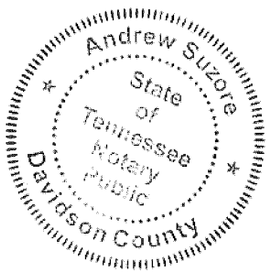
Carlos J. Pinchevsky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2025, before me personally appeared Maria J Pinchevsky and Carlos J Pinchevsky, 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 24th day of October, 2025.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Krystal Schuster, 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 **10/24/25**.

Date

Affiant Signature

10/24/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **October**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)