Name and Address of New Owner:
Dimitriy Petrov
311 Emery Drive
Nashville, TN 37214

Send Tax Bills To:
Dimitriy Petrov
311 Emery Drive
Nashville, TN 37214

Karen Johnson Davidson County
Batch # 1340675 DEEDWARR
10/31/2025 09 46 18 AM 3 pgs
Fees $18 00 Taxes $1,628 00
20251031-0086731

This Instrument Prepared By:
Ian Deaderick
Deaderick Law, PLLC
480 Neal Street
Ste. 201
Cookeville, TN 38501

Map & Parcel No: 095-16-0-012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Matthew Properties LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dimitriy Petrov, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Lakeland Subdivision, of Record in Book 2133, Page 15, Register's Office for Davidson County, Tennessee, described more fully as follows·

Beginning at a point on the Northerly margin of Emery Drive, a common corner of Lots Nos. 24 and 25; thence in a Southerly direction 106 Feet to a point, a common corner of Lot No. 25 and a "reserved" strip 223.2 feet to a point; Thence in a Northerly direction 88.2 Feet to a Point; Thence in an Easterly direction 11.3 feet to a point; Thence in a Northerly direction 9 Feet to a common corner of Lots Nos 24 and 25; Thence in a Westerly direction along the line between said two lots 226.4 feet to a point of beginning.

Being the same property conveyed to Matthew Properties, LLC by Warranty Deed from Charles D. Simms, a married man and Maggie Edwards, a married woman of record in Instrument No. 20180711-0067054 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 11, 2018.

Subject to the restrictions of record in Book 2138, Page 65, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29 day of October, 2025.

Matthew Properties LLC, a Tennessee Limited Liability Company

By: _____
Andrian M. Pesik, CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the state and county mentioned, personally appeared Andrian M. Pesik, CEO of Matthew Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be CEO of Matthew Properties LLC, the within named bargainor, a Limited Liability Company, and that such Andrian M. Pesik, CEO of Matthew Properties LLC as such CEO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as CEO.

Witness my hand and seal, at office this 29 day of October, 2025.

_____
Notary Signature

My commission expires. 9-3-2029

JAMIE D KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $440,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 29 day of October, 2025.

Notary Signature
My commission expires: 9-3-2029
File No. 03689-Matthew



RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203