THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251052622** Karen Johnson Davidson County Batch # 1348184 DEEDWARR 11/20/2025 09 49 44 AM 2 pgs Fees $13 00 Taxes $1,461 50 20251120-0092572	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me, this 19th day of November, 2025. Notary Public My Commission Expires: _____ TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Sep 21, 2026

WARRANTY DEED

Address New Owner: Irina Kaliman and Shulim Kalıman 10335 SW 117 St. Miami, FL 33176	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-15-0B-097.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Fordham and Melissa Fordham, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Irina Kaliman and Shulim Kaliman, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 97 on the Plan of Lion's Head Condominium, of record in Plat Book 5200, page 82, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, page 70, corrected in Book 5342, Page 683, said Register's Office.

Being the same property conveyed to Jeffrey Fordham and Melissa Fordham, husband and wife by Warranty Deed from Anita Howards, unmarried of record in Instrument No. 202108040104681 Register's Office for Davidson County, Tennessee, dated July 28, 2021 and recorded on August 04, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 82 and Book 4675, Page 134, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lions Head Condominium Apartments of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee. Charter of record in Book 5342, Page 2, in the Register's Office for Davidson County, Tennessee. By-Laws of Lions Head Condominium Apartments appended to Master Deed of record in Book 5340, Page 121, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County of record in Book 6909, Page 212, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County of record in Book 7196, Page 827, in the Register's Office for Davidson County, Tennessee
Sewer Line Easement in favor of K C Club of record in Book 3224, Page 527, in the Register's Office for Davidson County, Tennessee.
Easement in favor of City of Nashville of record in Book 3376, Page 102, in the Register's Office for Davidson County, Tennessee.
Easement to construct and maintain a pipe line for natural gas granted to Nashville Gas Co., of record in Book 3969, Page 788, in the Register's Office for Davidson County, Tennessee.
Overhead Line Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4995, Page 32, in the Register's Office for Davidson County, Tennessee.
Overhead Line Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4889, Page 140, in the Register's Office for Davidson County, Tennessee.
Grant of Easement to Comcast of Nashville I, LLC, its successors and assigns, of record in Instrument No. 20120521-0043889, in the Register's Office for Davidson County, Tennessee
Agreement for Grant of Easement for Conservation Greenway in favor of Metro of record in Instrument No. 20040728-0090473, in the Register's Office for Davidson County, Tennessee
Grant of Easement in favor of Piedmont Natural Gas Company, Inc., of record in Instrument Number 20150831-0087898, in the Register's Office for Davidson County, Tennessee.
Agreement for Grant of Easement for Conservation Greenway in favor of Metro of record in Instrument Number 20040716-0085277 , in the Register's Office for Davidson County, Tennessee.
Easement in favor of Piedmont of record in Instrument Number 20181012-0101325, in the Register's Office for Davidson County, Tennessee.
Easement Deed of record in Instrument Number 20140114-0003778 and Affidavit record in Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4487 Post Pl #97 Nashville TN 37205

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 November, 2025.

Jeffrey Fordham

Melissa Fordham

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Fordham and Melissa Fordham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2025.

Notary Public
My Commission Expires: ~~06/12/29~~ 6/12/29

OMARA HARRIS NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA JUNE 12 2029