Karen Johnson Davidson County
Batch# 1350785 DEEDWARR
11/25/2025 01:41:30 PM 4 pgs
Fees: $23.00 Taxes: $425.50
20251125-0094148

# WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Khurshid Ismoilov | New Owner | |
| (NAME) | (NAME) | 092-10-0-286.00 |
| 1610 26th Ave. N. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37209 | | |
| (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, **William A. Whittaker, Charlene Whittaker, Charles H. Whittaker, Jr., Phoenix and Gregg W. Bynum, Co-Executors of The Estate of Ada Theressa Bynum, Phoenix and Gregg W. Bynum, Trustees of the A. Theressa W. Bynum Irrevocable Trust dated March 29, 2004** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Khurshid Ismoilov** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 the Southerly 18 feet of Lot No. 3 and the Northerly 14 feet of Lot No. 4 of Block A on the Map of M. B. and M. S. Pilcher's Addition, of record in Book 57, Page 91, Register's Office for said County.**

**Said parts of said lots front together 32 feet on the Westerly side of 26th Avenue North, formerly Hydes Ferry Pike, and runs back between parallel lines, 170 feet to an alley.**

**Being the same property conveyed to Charles H. Whittaker and wife, Margaret C. Whittaker by Installment deed from A. J. Hutton and wife, Emma B. Hutton of record in Book 1813, page 198, Register's Office for Davidson County, Tennessee, dated April 07, 1950 and recorded on April 08, 1950.**

**Margaret C. Whittaker died on or about August 08, 1990, leaving Charles H. Whittaker, as surviving tenant by the entirety.**

**Charles H. Whittaker died on or about March 28, 1993, his Last Will and Testament duly entered for probate in the Seventh Circuit Court for Davidson County, Tennessee, bearing Docket No. 94P-1159. Said Will and Testament vesting his children, William A. Whittaker, A. Theressa Bynum, Charlene Whittaker, and Charles H. Whittaker, Jr.**

**Said A. Theressa Bynum having since deceased on February 27, 2025, her Last Will and Testament duly entered for probate in the Davidson County Probate Court, bearing Docket No. 25P818. Said will having bequeathed her interest to the Trustees of the A. Theressa W. Bynum Revocable Trust, dated March 29, 2004. Since A. Theressa Bynum, also known as Ada Theressa W. Bynum having deceased, her trust becoming Irrevocable.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 610 26th Ave N Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 20th day of November, 2025.

Phoenix and Gregg W. Bynum, Co-Executors of The Estate of Ada Theressa Bynum

Phoenix, Co-Executor
By: Phoenix, Co-Executor

Gregg W. Bynum, Co-Executor
By: Gregg W. Bynum, Co-Executor

Phoenix and Gregg W. Bynum, Trustees of the A. Theressa W. Bynum Irrevocable Trust dated March 29, 2004

Phoenix, Trustee
By: Phoenix, Trustee

Gregg W. Bynum, Trustee
By: Gregg W. Bynum, Trustee

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Phoenix and Gregg W. Bynum,** with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such persons are the Co-Executors of **The Estate of A. Theressa Bynum,** and is authorized by **The Estate of A. Theressa Bynum,** to execute this instrument on behalf of **The Estate of A. Theressa Bynum, as** Co-Executors.

Notarized online using audio-video communication

Witness my hand and seal, at office, this 20th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: 05/16/2027

STATE OF TENNESSEE
COUNTY OF Rutherford

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Phoenix and Gregg W. Bynum,** with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such persons are the Trustees of **The A. Theressa W. Bynum Rovocable Trust, Dated March 29, 2004,** and is authorized by **The A. Theressa W. Bynum Rovocable Trust, Dated March 29, 2004,** to execute this instrument on behalf of **The A. Theressa W. Bynum Rovocable Trust, Dated March 29, 2004, as** Trustees.

Witness my hand and seal, at office, this 20th day of November, 2025.

Notarized online using audio-video communication

NOTARY PUBLIC

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

Witness my hand this 21 day of November, 2025.

Charlene Whittaker

William A. Whittaker

Charles H. Whittaker, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **William A. Whittaker, Charlene Whittaker, and Charles H. Whittaker, Jr.**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of November, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

## Certificate of Authenticity

I, Holly A. Mason, 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 November 21, 2025.

Affiant Signature

11/21/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of November, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY