THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153116** Karen Johnson Davidson County Batch# 1373161 DEEDWARR 01/23/2026 03:40:30 PM 3 pgs Fees: $18.00 Taxes: $2,867.50 20260123-0006072	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Affiant Subscribed and sworn to before me, this 22nd day of January, 2026. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Lillian Williams, Trustee 149B Rains Avenue Nashville TN 37203	Send Tax Bills To: New Owner **Property**	Tax Information: Tax Parcel ID No. 105 11 2I 002.00

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, **Aleksandr Drogobetski and spouse, Aaron Tucker Simmons** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lillian Williams, Trustee of the Legacyland Trust dated April 27, 2023**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 149 RAINS AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 149 RAINS AVENUE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20190809-0079470, as amended in Instrument No. 20190927-0098662, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Aleksandr Drogobetski and spouse, Aaron Tucker Simmons, by Warranty Deed from The MC2 Group, Inc., a Tennessee corporation, of record in Instrument No. 20200604-0057635, in the Register's Office of Davidson County, Tennessee, dated May 01, 2020, and recorded on June 04, 2020.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHN P. WILLIAMS ADDITION, as recorded in Plat Book 161, Page 70.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190809-0079470, as amended in Instrument No. 20190927-0098662.

This is improved property located at 149B Rains Avenue Nashville TN 37203

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, Grantor has executed this instrument on this 22nd day of January, 2026.

Aleksandr Drogobetski

Aaron Tucker Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aleksandr Drogobetski and Aaron Tucker Simmons, 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 22nd day of January, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

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 **1/22/26**.

Date

Affiant Signature

1/22/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **January**, 20**26**.

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)