Karen Johnson
Batch # 1381731
02/17/2026 11:28:39 AM
Fees: $13.00 Taxes: $740.00
Davidson County
DEEDWARR
2 pgs
20260217-0012306

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradley Berryman, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Boris Naumov, and Victoria Yakubovich, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 24B on the plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions and By-Laws of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060601-0064701, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bradley Berryman, unmarried by Warranty Deed from Arben Bytyqi and Uke Bytyqi and wife, Sherife Bytyqi of record in Instrument No. 20150105-0000751 Register's Office for Davidson County, Tennessee, dated December 31, 2014 and recorded on January 05, 2015. Bradley Berryman is now married to Hannah Sumrall and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 738 McPherson Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Boris Naumov **Victoria Yakubovich** **8635 Thors Bay Road** **El Cerrito, CA 94530**	**New OWNER**	**142-14-0C-071.00**

WITNESS THE EXECUTION HEREOF this 12th day of February, 2026.

Bradley Berryman

Hannah ~~Berryman~~ Sumrall

State of Alabama
County of Mobile

On this 12th day of February, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bradley Berryman and Hannah ~~Berryman~~ Sumrall, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 04/08/2026

HATTIE M YORK
Notary Public
Alabama State at Large

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 200,000.00.**

Affiant

Sworn and subscribed before me on this the 13th day of February, 2026.

Notary Public

My Commission Expires: 7/10/2026

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY