THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260153165**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $298,000.00. Affiant Subscribed and sworn to before me, this 12th day of February, 2026. Notary Public My Commission Expires: 7/20/27

Karen Johnson
Batch # 1382384
02/18/2026 08:12:30 AM
Fees: $13.00 Taxes: $1,102.60
20260218-0012688

Davidson County
DEEDWARR
2 pgs

GINA DUNNING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address New Owner: Leonid Medzhibzher 3107 Patcham Drive #204 Nolensville TN 37135	Send Tax Bills To: Leonard Medzhibzher 2925 Brookevale Ct. Alpharetta, GA 30004	Tax Information: Tax Parcel ID No. 188-10-0I-204.00-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, **Clint Lee Daniel and Emily Graffam n/k/a Emily Daniel, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Leonid Medzhibzher, a married person**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 204 of Carothers Farms Stacked Flats (within Lot 382), A Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats, A Condominium Development of record in Instrument Number 20180917-0092013, as amended in Instrument Number 20190710-0066979 and Instrument Number 20210629-0087678 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests 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 thereof; said Unit being depicted on Exhibit "2" to Fifth Supplement to the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats (Annexing Building 382) of record in Instrument Number 20210629-0087678 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clint Lee Daniel and Emily Graffam, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220602-0063762 Register's Office for Davidson County, Tennessee, dated May 31, 2022 and recorded on June 02, 2022.

The execution of this instrument is affected by the signature of Emily Daniel, as Attorney-in-Fact for Clint Lee Daniel, which Power of Attorney is recorded in Instrument Number 20260218-0012687, said Register's Office.

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 as Instrument Number 20210120-0008752, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180917-0092013, in Instrument Number 20210629-0087678, 202303200019923, in Instrument No. 202411250092079 and in Instrument No. 202501230005305, Register's Office

for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Right of Way of Colonial Pipeline of record in Book 3578, Page 491 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.

Right of Way of Davidson County of record in Book 2748, Page 587, in the Register's Office for Davidson County, Tennessee.
Easement and Memorandum of Agreement of record in Instrument Number 20070123-0009057, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20070702-0078659, in the Register's Office for Davidson County, Tennessee.
Articles of Incorporation of record in Instrument Number 20180913-0091045, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190508-0043213, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3107 Patcham Drive #204 Nolensville TN 37135

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 11th day of February, 2026.

Clint Lee Daniel by Emily Daniel as atty in fact — Emily Daniel

Clint Lee Daniel by Emily Daniel as Attorney-in-fact

Emily Graffam n/k/a Emily Daniel

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Clint Lee Daniel, and that she is authorized by Clint Lee Daniel, to execute this instrument on his behalf.

WITNESS my hand, at office, this 11th day of February, 2026.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 23, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Graffam n/k/a Emily Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2026.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 23, 2026