Karen Johnson Davidson County
Batch# 1384796 DEEDWARR
02/24/2026 09:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20260224-0014435

WARRANTY DEED

File No. AD-26-1234

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Josh Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2026

Robyn Dubray
Notary Public

MY COMMISSION EXPIRES: 12/16/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael O'Donnell	New Owner	
(NAME)	(NAME)	
800 Woodland Street, 301		082-16-0E-022.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Nataliya Soloveva, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael O'Donnell,** unmarried man HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 301, of City View Lofts Condominiums, a horizontal property regime established by Master Deed, recorded as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee as amended by First Amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed.

Being the same property conveyed to Nataliya Soloveva, a married woman by Warranty Deed from Kent A. Schwab and Linda E. Schwab, husband and wife, and Victoria E. Schwab, unmarried of record in Instrument No. 20200928-0111185 Register's Office for Davidson County, Tennessee, dated September 18, 2020 and recorded on September 28, 2020. Nataliya Soloveva and Julius Henry Amir have since divorced on March 15, 2021. The subject property was not a marital residence of Nataliya Soloveva and Julius Henry Amir and as such is not subject to any marital or homestead interest.

Yuri Cheremetiev, spouse of Nataliya Soloveva, hereby joins in this conveyance to convey any and all right, title, and interest he might have in the subject property.

This is property more commonly known as 800 Woodland Street, 301, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 20th day of February, 2026.

Nataliya Soloveva

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 2026, before me personally appeared Nataliya Soloveva, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of February, 2026.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

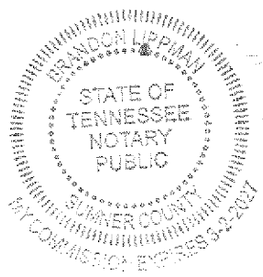
Yuri Cheremetiev

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of February, 2026, before me personally appeared Yuri Cheremetiev, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of February, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, [signature], 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 2/23/2026 (date of document).

[signature]
Affiant Signature

Date: 2/23/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23 day of February, 2026.

[signature]
Notary's Signature
My Commission Expires: 2/27/2029

