Karen Johnson Davidson County
Batch# 1404966 DEEDWARR
04/14/2026 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20260414-0030122

Warranty Deed

CASSIE ANNE STARLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-12-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,325,000.00. Affiant Subscribed and sworn to before me, this the 13th day of April, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Red Apple at Athens LLC	New Owner(s)	118-02-0-117.00
800 Corporate Drive, Suite 124		
Fort Lauderdale, FL 33334		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PETER A. MALANCHUK AND WIFE, SARAH R. MALANCHUK**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RED APPLE AT ATHENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 15 on The Map of The First Subdivision of The W.T. Berry Estate, Section 2 of record in Plat Book 1130, Page 8, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 60 feet on the westerly side of Vaulx Lane, formerly Kirkwood Avenue, and runs back between lines, 170.7 feet on the northerly line and 185.7 feet on the southerly line, to a dead line on which it measures 60 feet.

Being the same property conveyed to Peter A. Malanchuk and wife, Sarah R. Malanchuk by Warranty Deed from Garafola Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20121210-0113421 Register's Office for Davidson County, Tennessee, dated December 07, 2012 and recorded on December 10, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2026, and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2809 Vaulx Lane, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the improvements, appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of April, 2026.

Peter A. Malanchuk

Sarah R. Malanchuk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peter A. Malanchuk and Sarah R. Malanchuk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of April, 2026.

Notary Public

My Commission Expires: 2-2-2030

JARED L. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 April 13, 2026.

Date

Affiant Signature

4/13/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of April, 2026.

Notary's Signature

My Commission Expires: February 12th, 2030

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-12-2030