Karen Johnson Davidson County
Batch# 1409205 DEEDWARR
04/21/2026 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260421-0032916

WARRANTY DEED

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $525,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/14/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-16-2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 707 North Garden Street
Columbia, TN 38401
file # 4320-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Yevgeny Mikhailov	FLAT BRANCH MORTGAGE INC ~~NEW OWNER~~ CUC	071-12-0-294.00
1521 Rosedale Avenue	204 Corporate Lake Drive	
Nashville, TN 37207	Columbia, MO 65203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Polanco South Capitol LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yevgeny Mikhailov, a single person

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 4, on the Plan of Williams & Hayes Co's. Belle View Subdivision, Resubdivision Lot No. 9 & the Northerly 111 feet of Lot No. 10, as shown by plat appearing of record in Book 3842, page 195, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot. Said Lot No. 4 fronts 57.0 feet on the easterly side of Rosedale Avenue and runs back between lines, 200.0 feet to a line in th e rear on which it measures 57.0 feet.

Being the same property conveyed to Andrew Ewing, Trustee by Warranty Deed from William E. Hambrick, of record in Book 4283, Page 662, Register's Office for Davidson County, Tennessee, dated October 30, 1968, and recorded on November 01, 1968 and within the same deed the said Andrew Ewing, Trustee conveyed his interest in the subject property to William E. Hambrick and wife Imogene W. Hambrick.

Imogene W. Hambrick having since died intestate on June 5, 1997,and William E. Hambrick having died intestate, a widower on January 6, 2001, Karen M. Hambrick and Darren M. Hambrick being the sole and exclusive heirs. Affidavit of Heirship of record in Instrument No. 20010409-0034933

Being the same property conveyed to Darren M. Hambrick by Quitclaim Deed from Karren M. Hambrick of record in Instrument No. 20010308-0021867 Register's Office for Davidson County, Tennessee, dated February 12, 2001 and recorded on March 08, 2001.

Being the same property conveyed to Darren M. Hambrick by Quitclaim Deed from Deborah Hambrick of record in Instrument No. 20120503-0037969 Register's Office for Davidson County, Tennessee, dated May 30, 2006 and recorded on May 03, 2012.

The said Darren M. Hambrick, Sr. having since died on June 19, 2025 leaving as his heirs at law:

Deborah Hambrick and Darren Hambrick. Jr. as per Affidavit of Heirship of record in Instrument No. 20250905-0071129

Being the same property conveyed to Polanco South Capital, LLC, a Tennessee limited liability company by Warranty Deed from Deborah Hambrick and Darren Hambrick Jr., Heirs At Law of Darren M. Hambrick Sr of record in Instrument No. 20250905-0071130 Register's Office for Davidson County, Tennessee, dated September 04, 2025 and recorded on September 05, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 1521 Rosedale Avenue Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on April 14, 2026}.

Polanco South Capitol LLC, a Tennessee Limited Liability Company

By: _____
Natasha Polanco, Sole Member

STATE OF TENNESSEE

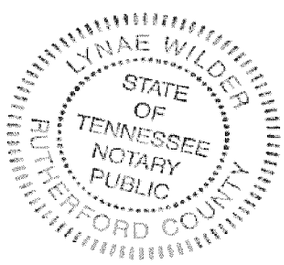
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Natasha Polanco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Sole Member of Polanco South Capitol, LLC, the within named bargainor, a limited liability company, and that she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Sole Member.

Witness my hand and official seal, this April 14, 2026.

_____
Notary Public

My Commission Expires: 9·16·2029



File #: 4320-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Stevan T. Morris, 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 15, 2026

Affiant Signature

21st day of April, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

