WARRANTY DEED

Karen Johnson Davidson County
Batch # 1424123 DEEDWARR
05/22/2026 09:25:51 AM 3 pgs
Fees: $18.00 Taxes: $3,959.00
20260522-0046775

KIM DEBERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 23, 2027
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,070,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Dale H. McGinnity and Marcia K. McGinnity	Dale H. McGinnity and Marcia K. McGinnity	138-002.00 (Robertson County) 138-001.00 (Robertson County) 004-00-0-011.00 (Davidson County)
(NAME)	(NAME)	
5322 Huffman Rd	5322 Huffman Rd	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260652

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, **Nadir Mardonov and wife, Kseniia Svystunova**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Dale H. McGinnity and Marcia K. McGinnity**, **Married** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 16th Civil District of Robertson County, Tennessee and also lying in Davidson County, Tennessee, and described as follows:

TRACT 1: BEGINNING at an iron pin on the westerly or northwesterly margin of Huffman Road, said point of beginning being 1,896 feet, more or less, westerly from the southwest corner of the Jack A. Penick property of record in Deed Book 233, page 378, R.O.R.C., TN; thence with the margin of said Huffman Road South 24 degrees, 20 minutes, 31 seconds West, 175.61 feet to an iron pin; thence leaving the margin of said Huffman Road North 74 degrees, 53 minutes, 38 seconds West, 103.99 feet to a point in the centerline of the north fork of Sycamore Creek; thence leaving the centerline of the north fork of Sycamore Creek North 84 degrees, 12 minutes, 14 seconds West, 218.59 feet to an iron pin set on the northerly margin of said Huffman Road; thence with the northerly margin of Huffman Road the following two calls: North 64 degrees, 01 minute, 45 seconds West, 66.52 feet to an iron pin; thence South 87 degrees, 03 minutes, 36 seconds West, 165.00 feet to an iron pin; thence leaving the margin of said Huffman Road North 17 degrees, 32 minutes, 54 seconds East, 955.44 feet to an iron pin in the line of the Albert A. Fentress property of record in Deed Book 214, page 211, R.O.R.C., TN; thence with the Fentress line North 71 degrees, 31 minutes, 15 seconds East, 822.22 feet to a point in the center of the north fork of Sycamore Creek; thence with the center of the north fork of said Sycamore Creek the following calls: South 33 degrees, 37 minutes, 30 seconds West, 146.25 feet to a point; thence South 17 degrees, 12 minutes, 05 seconds West, 153.27 feet to a point; thence South 06 degrees, 19 minutes West, 203.13 feet to a point; thence South 18 degrees, 58 minutes, 27 seconds West, 268.24 feet to a point; thence South 21 degrees, 48 minutes, 22 seconds West, 136.91 feet to a point; thence South 36 degrees, 59 minutes, 07 seconds West, 126.78 feet to a point; thence South 41 degrees, 34 minutes, 31 seconds West, 156.91 feet to a point; thence leaving the center of said north fork of Sycamore Creek South 48 degrees, 25 minutes, 29 seconds East, 17.82 feet to the point of beginning, **containing 16.01 acres, more or less,** according to a survey by J. Bruce Rainey, Surveyor, #823, dated 08/12/1987 and revised 09/25/1987, known as Job No. 87-492.

EXCLUSION:
INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Book 327, page 339, said Register's Office.

BEING the same property conveyed to Nadir Mardonov, a single man, by Warranty Deed from Joel W. Hemphill, dated 02/02/2016 and filed of record in Record Book 1660, page 349 and corrected in Record Book 1697, page 157, Register's Office for Robertson County, Tennessee.

Nadir Mardonov conveyed said property to Nadir Madonov and wife, Kseniia Svystunova AKA Oxana Svystunova by Quitclaim Deed dated 08/09/2021 and filed of record in Record Book 2114, page 733, Register's Office for Robertson County, Tennessee and of record in Inst. No. 20211019-0140261, Register's Office for Davidson County, Tennessee.

TRACT 2: BEGINNING at an iron pin set on the northerly margin of Huffman Road, said point of beginning being the southwest corner of the herein described tract and also being in the line of the C. R. Wooden et ux property of record in Deed Book 6285, Page 744, Register's Office, Davidson County, Tennessee; thence with Wooden's line the following two calls: North 23 degrees, 33 minutes, 33 seconds West, 241.23 feet to an iron pin; thence North 33 degrees, 47 minutes, 52 seconds West, 396.00 feet to a point in the centerline of Sycamore Creek; thence with the centerline of Sycamore Creek and with the line of the Thomas J. Todd property of record in Deed Book 155, Page 282, Register's Office, Robertson County, Tennessee, North 84 degrees, 05 minutes, 35 seconds East, 280.50 feet to a point; thence leaving the

centerline of said Sycamore Creek and continuing with the line of Todd North 68 degrees, 15 minutes, 09 seconds East, 527.19 feet to an iron pin; thence North 15 degrees, 04 minutes, 13 seconds West, 234.41 feet to an iron pin; thence leaving Todd's line and with the line of Albert A. Fentress property of record in Deed Book 214, Page 211, Register's Office, Robertson County, Tennessee, North 71 degrees, 15 seconds East, 825.00 feet to an iron pin; thence leaving Fentress line South 17 degrees, 32 minutes, 54 seconds West, 955.44 feet to an iron pin set on the northerly margin of Huffman Road; thence with the northerly margin of Huffman Road the following three calls: South 87 degrees, 03 minutes, 36 seconds West, 488.30 feet to an iron pin; thence South 64 degrees, 53 minutes, 13 seconds West, 350.56 feet to an iron pin; thence South 24 degrees, 21 minutes, 40 seconds West, 194.77 feet to the point of beginning, **containing 16.98 acres, more or less,** according to a survey by J. Bruce Rainey, Surveyor, #823, dated 08/12/1987 and revised 09/25/1987.

BEING the same property conveyed to Nadir Mardonov, unmarried, by Warranty Deed from Joel Hemphill, dated 08/10/2018 and filed of record in Record Book 1826, page 356, Register's Office for Robertson County, Tennessee, and of record in Inst. No. 20180815-0080938, Register's Office for Davidson County, Tennessee.

Subject to:

Gas Pipeline Easements appearing of record in Deed Book 93, page 355; Deed Book 93, page 371; Deed Book 103, page 197 and Deed Book 106, page 337, Register's Office for Robertson County, Tennessee and of record in Book 1181, page 459, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 5322 Huffman Rd, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of May, 2026

Nadir Mardonov by Kseniia Svystunova Attorney In Fact

Nadir Mardonov by Kseniia Svystunova,
Attorney In Fact

Kseniia Svystunova

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared Kseniia Svystunova, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nadir Mardonov, and who acknowledged that she executed the same as the free act and deed of Nadir Mardonov.

Witness my hand, at office, this 15th of May, 2026.

Notary Public
My Commission Expires:

KIM DEBERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 23, 2027
COUNTY OF ROBERTSON

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kseniia Svystunova, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th of May, 2026.

Notary Public
My Commission Expires:

KIM DEBERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 23, 2027
COUNTY OF ROBERTSON