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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 260353708**<br><br>Karen Johnson Davidson County<br>Batch# 1433735 DEEDWARR<br>06/16/2026 11:52:30 AM 3 pgs<br>Fees: $18.00 Taxes: $7,400.00<br>20260616-0054457 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00.<br>Nancy Enoch<br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of June, 2026.<br>Notary Public<br>My Commission Expires: 1/22/2030<br><br>ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030 |

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| **Gleb Medvedev & Sabeen Medvedev**<br>**2468 Abbott Martin Road**<br>**Nashville TN 37215** | **New Owner** | Tax Parcel ID No.<br>117-13-0M-001.00 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, **Michael P. Dastugue and Cheryl L. Dastugue, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gleb Medvedev and Sabeen Faruqui Medvedev, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" on the plan of Residence of Sugartree, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Residence of Sugartree, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170112-0003732, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MICHAEL P. DASTUGUE AND CHERYL L. DASTUGUE, HUSBAND AND WIFE, by deed from JOHN MOYERS WHITE JR. AND DAVID ANTHONY BEST, A MARRIED COUPLE, of record in Instrument No. 20220314-0029594, dated March 7, 2022, 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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 117-13-0M-001.00 CO.

Matters shown on the Plan of record in Plat Book 1130, page 99, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7152, page 6, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20170112-0003732, said Register's Office.

This is improved property located at 2468 Abbott Martin Road Nashville TN 37215

**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**, Grantor has executed this instrument on this ~~15th~~ 10th day of June, 2026.

Michael P. Dastugue

Cheryl L. Dastugue

STATE OF Arkansas )

COUNTY OF Benton )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael P. Dastugue and Cheryl L. Dastugue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~15th~~ 10th day of June, 2026.

Notary Public

My Commission Expires: 11·24·2026

KANDICE RENAE WINFIELD
Notary Public - Arkansas
Benton County
Commission # 12705915
My Commission Expires Nov 24, 2028

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

**Tennessee Certification of Electronic Document**

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 June 10, 2026.

Affiant Signature

June 15, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of June, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2028

202606160054457