Karen Johnson Davidson County
Batch# 1437467 DEEDWARR
06/24/2026 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20260624-0056804

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 06/22/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 3/28/28

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 190D Saundersville Road
Hendersonville, TN 37075
file # 7564-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Brandon Dean and Tammy Rae Dean		129-15-0A-055.00-CO
21 Vaughns Gap Road		
Nashville, TN 37205		

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,

Delta Builders & Developers Inc, a New York Corporation

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

Brandon Dean and Tammy Rae Dean, husband and wife

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 in Davidson County, Tennessee, Being Unit No. 55 on the Plan of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Sections 101 eq weq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominium, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more description and identification of said property

Being the same property conveyed to Alexander Bespalko and wife, Svetlana Bespalko by Warranty Deed from Jason K. Abbott of record in Book 10758, Page 819, Register's Office for Davidson County, Tennessee, dated January 09, 1998 and recorded on January 15, 1998.

Being the same property conveyed to Delta Builders & Developers, Inc., a New York Corporation by Warranty Deed from Alexander Bespalko and wife, Svetlana Bespalko of record in Instrument No. 20251023-0084384 Register's Office for Davidson County, Tennessee, dated October 17, 2025 and recorded on October 23, 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 property known as 21 Vaughns Gap Road #55 Nashville, TN 37205

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 June 22, 2026.

Delta Builders & Developers Inc, a New York Corporation

By: Paul Zelazowski CEO - Sole Director
Paul Zelazowski, CEO & Sole Director

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Delta Builders & Developers Inc, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 22, 2026.

Notary Public

My Commission Expires: 9/3/29

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 7564-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, J. Trent Lehman, 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 10/22/2026.

Date

Affiant Signature

10/23/2026
Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 3/29/29
Date

Notary's Seal (if on paper)

