Karen Johnson Davidson County
Batch# 1441838 DEEDWARR
07/02/2026 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,468.90
20260702-0059941

WARRANTY DEED

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00

Madeline Castro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2026

Lori Buie
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 6/29/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Vadim Hudolozhkin	New Owner	25-7-25
(NAME)	(NAME)	
403 Rosehill Ct		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260880

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, **MALL Holdings, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Vadim Hudolozhkin**, 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 10th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 58 on the Plan of Section III, Ranchwood Estates, of record in Book 3300, page 59, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Barry N. Williams and wife, Rosita O. Banda, by Warranty Deed from Larry Joe McGuire and wife, Diane McGuire, dated 02/19/2002 and filed of record in Inst. No. 20020226-0024186, Register's Office for Davidson County, Tennessee.

Barry N. Williams and Rosita O. Banda are now divorced, pursuant to Final Decree of Divorce in Docket No. 24D729 in the Third Circuit Court for Davidson County, Tennessee at Nashville.

Being the same property conveyed to MALL Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Barry N Williams, an unmarried man and Rosita O Banda, an umarried woman dated 4/6/26 and filed of record on 4/7/26 of record in Inst. No. 202604070027662, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 403 Rosehill Ct, Goodlettsville, TN 37072
(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 30 day of June, 2026

MALL Holdings, LLC

BY: Mark E Williams, Member
Mark E. Williams
Member

BY: Amanda K Williams, Member
Amanda K. Williams
Member

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mark E. Williams and Amanda K. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Members (or other officer authorized to execute the instrument) of MALL Holdings, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Members (or other authorized officer).

Witness my hand, at office, this 30 of June, 2026.

Notary Public
My Commission Expires: 3/21/29

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, Madeline Castro, do hereby make oath that I am 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 the law on 6/30/26.

Madeline Castro

AFFIANT

DATE: 7/1/26

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 1st day of July, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027