WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2026.

Notary Public

COMMISSION EXPIRES: 10/4/27

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1450700 DEEDWARR
07/22/2026 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20260722-0066665

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph J. Madonia Zoanne Madonia	NEW OWNER	104-06-0F-011-00
(NAME)	(NAME)	
21448 Polar Drive		
(ADDRESS)	(ADDRESS)	
Macomb Township, MI 48044		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Peter Kulchycky Kostiuk, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph J. Madonia and Zoanne Madonia, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. B-7 of LONGVIEW CONDOMINIUMS, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6290, Page 125 as amended in Book 6359, Page 510; Book 6365, Page 587 and Book 10215, Page 26, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Longview Condominiums, as of record in Plat Book 6200, Page 101, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Peter Kulchycky Kostiuk, an unmarried man by Warranty Deed from John W. Lemly and souse Catharine Melhorn, dated June 20, 2008 and filed for record on June 25, 2008 in Instrument No. 20080625-0065472, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **3310 Long Boulevard, B-7** **Nashville, TN** **37203**
(House Number) (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, successors and assigns forever; and we do covenant with 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 is 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, successors 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 our hands this 16th day of July, 2026.

Peter Kulchycky Kostiuk

STATE OF TEXAS)
COUNTY OF TRAVIS)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Peter Kulchycky Kostiuk**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 16 day of July, 2026.

ANTHONY ENEMA
Notary
Commission Expires: JANUARY 25, 2030

ANTHONY ENEMA
Notary ID #135546433
My Commission Expires
January 25, 2030

True Copy Certification

I, **Jodi Jackson,** 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 this the 16 day of July, 2026.

Affiant Signature

Date 7/21/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027