Karen Johnson Davidson County
Batch# 1470440 DEEDWARR
09/09/2026 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $4,477.00
20260909-0083467

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,210,000.00 Affiant Subscribed and sworn to before me, this the 27th day of August, 2026. Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew Belk and Katherine Andrulis	~~New Owner~~(s) CUC NEW AMERICAN FUNDING, LLC	083-02-0-259.00
1315 Adams Street, Apt 13	2330 COMMERCE PARK DR NE STE 2	
Nashville, TN 37208	PALM BAY, FL 32905	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK BENJAMIN SHVARTSMAN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW BELK AND KATHERINE ANDRULIS, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 parts of Lots Nos. 1 and 2 of the unrecorded Map showing Subdivision of Lots Nos. 16 and 17 of Brownsville Plan, of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Scott Avenue 360 feet north of Greenwood Avenue; thence westerly 155 feet to the easterly line of the H. A. Howe property; thence with the line of the same northerly 55 feet to a point at the southwest corner of the property conveyed to Robert C. Lewis by deed of record in Book 853, Page 177, said Register's Office; thence along Lewis' south line easterly 155 feet to the westerly margin of Scott Avenue; thence with the margin of the same southerly 55 feet to the beginning.

Being the same property conveyed to Mark Benjamin Shvartsman, an unmarried man by Warranty Deed from Russell B. Still, Jr., a married man of record in Instrument No. 20220412-0042339 Register's Office for Davidson County, Tennessee, dated April 04, 2022 and recorded on April 12, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 407 Scott Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of August, 2026.

Mark Benjamin Shvartsman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Benjamin Shvartsman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of August, 2026.

Notary Public

My Commission Expires: 7-2-29

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 27. 2026

Affiant Signature

4th day of September, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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