Karen Johnson Davidson County
Batch# 1474467 DEEDWARR
09/16/2026 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20260916-0086429

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2026

Notary Public

MY COMMISSION EXPIRES: 07-02-2029

(AFFIX SEAL)

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

File No. KP-26-3844

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Boris Naumov | New Owner | |
| (NAME) | (NAME) | 052-16-0A-029.00-CO |
| 8635 Thors Bay Road | | |
| (ADDRESS) | (ADDRESS) | |
| El Cerrito, CA 94530 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BN
BN

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, **Gnashville Properties LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Boris Naumov, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BN
BN

**Land in Davidson County, being Apartment Unit No. D-29, of Neely's Bend Condominiums, created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, as set forth in Exhibit A-I of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominiums of record in Book 5200, Page 200, said Register's Office, to which plat reference is hereby made for a complete identification and description of such Unit.**

**Being the same property conveyed to Gnashville Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from James Duer, an unmarried man of record in Instrument No. 20220413-0042584 Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 13, 2022.**

**This is property more commonly known as 1301 Neelys Bend Road, D-29, Madison, TN 37115.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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/our hand this 15th day of September, 2026.

Gnashville Properties LLC, a Tennessee
Limited Liability Company

By:_____
Carlos W. Dunlap, Member

By:_____
Evan C. Osborn, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Madeline Wilson of the state and county mentioned, personally appeared Carlos W. Dunlap and Evan C. Osborn, Members of Gnashville Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Gnashville Properties LLC, the within named bargainor, a Limited Liability Company, and that such Carlos W. Dunlap and Evan C. Osborn, Members of Gnashville Properties LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Nashville, this 15th day of September, 2026.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Certificate of Authenticity

I, Harly Pickerign, 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 9/15/26.

Date

Affiant Signature

9/16/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of Septmeber, 2026.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)