Karen Johnson Davidson County
Batch# 1474474 DEEDWARR
09/17/2026 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20260917-0086465

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

RECORD AND RETURN TO
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$455,000.00**.

Affiant

Subscribed and sworn to before me, this 16TH day of **September, 2026.**

Notary Public
My commission expires: 07/03/2028

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Georgii Vasiukov and Anna Menshikh **404 Normandy Cir** **Nashville, TN 37209**	**New Owner At Property**	**104 01 0B 052.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Honker Holdings LLC, a Nebraska Limited Liability Company**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Georgii Vasiukov and Anna Menshikh, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 404 on Lot No. 27 of the NORMANDY PLACE 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 for Normandy Place Condominiums, of record in Instrument No. 20020214-0019862, as amended in Instrument No. 20020523-0063131, Instrument No. 20080222-0017616, Instrument No. 20101004-0079010, Instrument No. 20120628-0056775, Instrument No. 20210803-0104481 and Instrument No. 20211208-0162909, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 Plan of Normandy Place Condominiums, for Apartment or Units, as shown on Exhibit "E" to the First Amendment to Master Deed, of record in Instrument No. 20020523-0063131, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Honker Holdings, LLC, a Nebraska Limited Liability Company, by Quitclaim Deed from James Gallentine and Sandra Gallentine, husband and wife, of record in Instrument No. 20201013-0118973, in the Register's Office of Davidson County, Tennessee, dated August 26, 2020 and recorded on October 13, 2020.

Being the same property conveyed to James Gallentine and Sandra Gallentine, husband and wife, by Warranty Deed from Michael Chase Brookshire and Lauren Marie Brookshire, husband and wife, of record in Instrument No. 20200622-0067086, in the Register's Office of Davidson County, Tennessee, dated June 19, 2020 and recorded on June 22, 2020.

HE-2026-400

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **404 Normandy Cir, Nashville, TN 37209**.

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 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/our hand(s) this 14th **day of September, 2026.**

Honker Holdings LLC, a Nebraska Limited Liability Company

By: _____

James W. Gallentine, Manager and Sole Member

STATE OF ~~TENNESSEE~~ Nebraska
COUNTY OF ~~SUMNER~~ Lancaster

Before me, Alyssa Mueller, Notary Public **of the state and county mentioned, personally appeared James W. Gallentine, Manager and Sole Member of Honker Holdings 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 Manager and Sole Member of Honker Holdings LLC, the within named bargainor, a Limited Liability Company, and that such James W. Gallentine, Manager and Sole Member of Honker Holdings LLC as such Manager and Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager and Sole Member.**

Witness my hand and seal, at office in Lancaster county, Nebraska, **this** 14 **day of September, 2026.**

_____

Notary Signature

Printed Name: Alyssa Mueller

My commission expires: 01/14/2030

ALYSSA MUELLER
State of Nebraska-General Notary
My Commission Expires
January 14, 2030

HE-2026-400

Certificate of Authenticity

I, Karly Pickerigh, 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 9/14/26.

Date

Affiant Signature

9/16/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of Setptember, 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)