

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BORIS NAUMOV	Boris Naumov	**052-01-0A-101.00 CO**
(NAME) **101 COVENTRY WOODS DRIVE**	(NAME) 8635 Thors Bay Rd	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS) El Cerrito CA 94530	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1474519 DEEDWARR
09/17/2026 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20260917-0086562

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ALI ALKOKA, UNMARRIED,** 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, HIS 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 Unit No. 101 on the Plan of Section One - Revised, Coventry Woods, as of record in Plat Book 6250, page 567, Register's Office for Davidson County, Tennessee, and as shown on the site plan of Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions of Coventry Woods, Phase I, of record in Book 6966, page 370, said Register's Office, to which reference is hereby made for a more complete description

Being the same property conveyed to ALI ALKOKA, A SINGLE PERSON, by deed from SHERI STERBAN NOW SHERI TRAXLER AND HUSBAND, DOUG TRAXLER, of record in Instrument No. 20110923-0073933, dated September 22, 2011, said Register's Office.

Being the same property conveyed to DEAN KOUKA UNMARRIED, by quitclaim deed from ALI AKOKA, A SINGLE PERSON, of record in Instrument No. 20110928-0075024, dated September 22, 2011, said Register's Office. Being the same property conveyed to DEAN KOUKA UNMARRIED, by quitclaim deed from ALI ALKOKA, A SINGLE PERSON, of record in Instrument No. 20111013-0079755, dated October 12, 2011, said Register's Office.

Being further conveyed to ALI ALKOKA, by quitclaim deed from DEAN KOUKA, UNMARRIED, of record in Instrument No. 20131231-0131106, dated December 30, 2013, said Register's Office.

Being a portion further conveyed to INNOVATIVE RESIDENTIAL SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from ALI ALKOKA, UNMARRIED, of record in Instrument No. 20170511-0047006, dated May 11, 2017, said Register's Office.

Being a portion further conveyed to ALI ALKOKA AND DEAN KOUKA, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by quitclaim deed from INNOVATIVE RESIDENTIAL SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20171228-0131987, dated December 28, 2017, said Register's Office.

Being a portion further conveyed to ALI ALKOKA, UNMARRIED, by quitclaim deed from DEAN KOUKA, MARRIED, of record in Instrument No. 20191119-0119488, dated November 18, 2019, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 6250, page 576; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 6966, page 333 and Instrument No. 20060929-0120911; Easement of record in Instrument No. 20220127-0009793; and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **101 COVENTRY WOODS DRIVE, MADISON, TN 37115**
(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 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 hand this 16th day of September, 2026.

ALI ALKOKA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ali Alkoka**, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at office this 16th day of September, 2026.

My commission expires: **MARCH 5, 2030**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 **9/16/26**.

Date

Affiant Signature

9/16/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **September**, 20**26**.

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)