Karen Johnson Davidson County
Batch# 1474910 DEEDWARR
09/18/2026 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $771.45
20260918-0087077

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $208,500.00. Affiant Subscribed and sworn to before me, this the 8th day of September, 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:
Sherrin Bernstein	New Owner(s)	042-110B-044.00-CO
163 Heritage Trace Drive		
Madison, TN 37115		

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, **VADIM ALLY, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHERRIN BERNSTEIN, AN UNMARRIED PERSON**, 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:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 163 as shown by plat and survey of Section One, Heritage Village, a Horizontal Property Regime, of record in Plat Book 4460, Page 110, Register's Office for said County, and described in the Master Deed of record in Book 4758, Page 179, as amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287, Book 9654, Page 906, and in Instrument Number 20040804-0093767, said Registers Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Vadim Ally, a married man by Warranty Deed from Debra L. Ranum, unmarried of record in Instrument No. 20230328-0022332 Register's Office for Davidson County, Tennessee, dated March 27, 2023 and recorded on March 28, 2023, and Scrivener's Affidavit is recorded in Instrument No. 20230417-0028071.

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.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

The address of the herein described property is believed to be 163 Heritage Trace Drive, Madison, TN 37115, 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 8th day of September, 2026.

Vadim Ally

Vadim Ally

STATE OF Florida

COUNTY OF Miami-Dade

Personally appeared before me, by audio-visual communication, the undersigned, a Notary Public in and for the County and State, the within named Vadim Ally, 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 8th day of September, 2026.

Notary Public Michael A. Nunez

My Commission Expires: 10/31/2027

NOTARY PUBLIC STATE OF FLORIDA

MICHAEL A NUNEZ
Notary Public - State of Florida
Commission # HH 429794
My Comm. Expires Oct 31, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: c6f8fef1-af51-4199-9757-947b95954caa

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 September 8, 2026

Affiant Signature

18th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th 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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