Karen Johnson Davidson County
Batch# 1483055 DEEDWARR
10/12/2026 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20261012-0093400

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 $1,200,000.00 Affiant Subscribed and sworn to before me, this the 6th day of October, 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:
Jesse L. Weaver	NEW OWNER	131-02-2E-002 00-CO
4000 Hillsboro Pike. #1009		
Nashville. TN 37215		

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, **BORIS VOINOV AND OLGA VOINOV, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSE L. WEAVER, A SINGLE 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:

Land in Davidson County, Tennessee, being Unit B of 1917 A and B Warfield, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1917 A and B Warfield, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150513-0043897 and Amendment of record in Instrument No. 20160616-0061293, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Boris Voinov, a married man by Warranty Deed from Katherine J. Benchoff and Aaron S. Benchoff, wife and husband of record in Instrument No. 20171005-0102525 Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on October 05, 2017.

Being the same property conveyed to Boris Voinov and Olga Voinov, husband and wife by Quitclaim Deed from Boris Voinov, a married man of record in Instrument No. 20171213-0126967 Register's Office for Davidson County, Tennessee, dated December 05, 2017 and recorded on December 13, 2017.

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 1917 Warfield Drive, Nashville, TN 37215, 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 6th day of October, 2026.

Boris Voinov

Olga Voinov

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 Boris Voinov and Olga Voinov, 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 6th day of October, 2026.

Notary Public

My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 October 6. 2026

Affiant Signature

8th day of October, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of October, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

