Karen Y Johnson Davidson County
Batch# 144060 DEEDWARR
09/24/2018 08:33:57 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20180924-0094040

WARRANTY DEED

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

YANKOVA-H18298

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF September, 2018.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dessislava Yankova , a single woman and Natasha Guenova, a married woman, as joint tenants with right of survivorship	**NEW OWNER**	052.06-0-024.00
717 Howse Ave.		
Madison, TN 37115		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MAXEY H. RYAN AND SANDRA RYAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DESSISLAVA YANKOVA , A SINGLE WOMAN AND NATASHA GUENOVA, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*Husband and wife

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Pickett Heights, Section 1, as of record in Book 2331, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maxey H. Ryan, a married person by deed from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. successor to JP Morgan Chase Bank N.A. of record in Book 201010180083039 of record on 10/15/2010, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 717 Howse Ave., Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 18th day of September, 2018 :

Maxey H. Ryan

Sandra Ryan

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named MAXEY H. RYAN AND SANDRA RYAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Gallatin, Tennessee, this 18th day of September, 2018.

Notary Public

My Commission Expires: _____

