WARRANTY DEED

Karen Johnson Davidson County
Batch# 313799 DEEDWARR
11/08/2019 02:42:32 PM 2 pgs
Fees: $13.00 Taxes: $521.70

20191108-0115811

G-BL-19-452

DAWN 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 $141,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Momchil S. Velkovsky and Julia A. Velkovska	new owner	
(NAME)	(NAME)	**096-11-0A-006.00-CO**
452 Stewarts Ferry Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ABIGAIL BUSICK, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOMCHIL S. VELKOVSKY AND JULIA A. VELKOVSKA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit A-6, of Hickory Place Condominiums as established by Master Deed and By-Laws for Hickory Place Condominiums of record in Book 6472, Page 435 and re-recorded in Book 6476, Page 663, and as amended in Book 6654, Page 910, which amendment is corrected by Instrument of record in Book 6759, Page 533 and which Master Deed is further amended in Book 7105, Page 182; Book 7105, Page 187 and Book 7015, Page 192, Register's Office for Davidson County, Tennessee and an undivided interest in and to the general and limited common elements appurtenant to said Unit as set forth in said Master Deed and as shown on Exhibit "C" also as shown on the Plan of Hickory Place Condominiums, Phases 2-8, Section I, of record in Plat Book 6250, Page 795, all references of record in the Register's Office for, Davidson County, Tennessee, and made for a complete description of said unit.

Being the same property conveyed to Abigail Busick, an unmarried person by Warranty Deed from Angela E. Sullivan, an unmarried person of record in Instrument No. 20060330-0035964, Register's Office for Davidson County, Tennessee, dated March 29, 2006 and recorded on March 30, 2006.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 6250, Page 795, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Place Condominiums of record in Book 6472, Page 435, re-recorded in Book 6476, Page 663, amended in Book 6654, Page 910, Book 6759, Page 533, Book 7015, Page 182, Book 7015, Page 187 and Book 7015, Page 192, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6472, Page 456, Register's Office for Davidson County, Tennessee.
- Charter for Hickory Place Condominiums of record in Book 6472, Page 429, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easements of record in Book 4058, Pages 963-972 and Book 6391, Page 482, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7225, Page 293 and Book 7225, Page 263, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easements to USA of record in Book 1303, Page 21, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 4324, Page 894 and Book 4324, Page 896, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **452 Stewarts Ferry Pike, Nashville, Tennessee 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 7th DAY OF NOVEMBER, 2019.

Abigail Busick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABIGAIL BUSICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212