Karen Johnson Davidson County
Batch# 326310 DEEDWARR
12/06/2019 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20191206-0126217

WARRANTY DEED

ASHLEE D. PAGE 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 $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF ~~NOVEMBER~~ December, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Momchil S Velkovsky and Julia A Velkovska	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	New owners at (NAME)	
904 Green Valley Dr. (ADDRESS)	owners address (ADDRESS)	136030C05400CO
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Porsha V Hight, formerly known as Porsha V Roby, a married woman** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Momchil S Velkovsky and Julia A Velkovska ,** HEREINAFTER CALLED THE GRANTEE, 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 No. 7 on the Plan of Heritage Village of Priest Lake Park Condominiums, Section 1, according to the Master Deed of record in Book 5097, Page 855, as amended in Book 5192, Page 243, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed and more particularly described in Plat Book 4860, Page 98, said Register's Office, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Porsha V. Roby by virtue of that certain Warranty Deed dated May 11, 2012, and being of record at Instrument No. 20120516-0042309, in the amount of $94,900.00 in the Register's Office of Davidson County, Tennessee. Porsha V. Roby having since married Duray Hight, and now being known as Porsha V. Hight.

Duray Hight joins in this conveyance to transfer any and all marital interest he may have in said property as the spouse of Porsha V. Hight.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 4860, Page 98, Book 5097, Page 855 amend in Book 5192,Page 243, 5292, Page 747, 749, Book 5459, Page 679, Book 5562, Page 833, B ook 6484, Page 278, Book 9256, Page 848, Instrument No. 20031229-0183195 and 20140314-0021490 **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x unimproved property, known as 3848 Priest Lake Dr. Nashville, TN 37217
(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

Witness my hand this 5th day of December, 2019.

Porsha V Hight

Duray Hight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Porsha V Hight and Duray Hight** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of December, 2019.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikkia Branch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21