THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28370

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: 01.08.2024

(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 384732 DEEDWARR
04/13/2020 11:51:47 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20200413-0038233

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Fromhold	John Fromhold	
124 Plantation Court	**9437 Smithson Lane**	142050A02200CO
Nashville, TN 37221	Brentwood, TN 37027	
(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, **Thomas Trifon Atanasov, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Fromhold, married,**

HEREINAFTER CALLED THE GRANTEE, HIS 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. D-4, together with the Carport designated No. D-4-C, in River Plantation, Section Two, a Condominium, a Horizontal Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two, Condominium Apartments, recorded in Book 4460, Pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, Page 374, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the Bylaws appended thereto, recorded in Book 4661, Page 374, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof as though copied herein.

Being the same property conveyed to Thomas Trifon Atanasov by Quitclaim deed from Jenny Elizabeth Atanasov of record in Instrument No. 20170707-0068196 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 07, 2017.

Jenny Atanasov joins in the execution of this instrument to convey her interest in the property as spouse of Grantor to the Grantee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **124 Plantation Court, Nashville, TN 37221.**

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 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 our hands this the 10th day of April, 2020.

Thomas Trifon Atanasov

Jenny Atanasov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas Trifon Atanasov and Jenny Atanasov,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of April, 2020.

My Commission expires: Jan 8, 2024

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public