THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124536

Karen Johnson Davidson County
Batch# 392101 **DEEDWARR**
04/27/2020 11:35:37 AM 2 pgs
Fees: $13.00 Taxes: $1,608.02

20200427-0043717

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $434,600.00.

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2020.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 1, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Biros and Mark Biros 1305 3rd Ave N. Apt 320 Nashville, TN 37208	New Owner	Tax Parcel ID No. 081-08-0-061.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Prielozny, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Biros and Mark Biros, both unmarried as tenants with rights of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Units No. 1 of 1931 Delta Avenue Residences and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190123-0006688, Register's Office for said County, to which reference is hereby made for a more complete description of said Units.

Being a portion of the same property conveyed to Joseph Prielozny by Warranty deed from Jean Lafitte Designs, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190315-0024101 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 15, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 1931 Delta Avenue Residences with By-Laws appended thereto, of record in Instrument Number 20190123-0006688, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 1931 Delta Avenue Residences, of record in Instrument Number 20190123-0006688, Register's Office for Davidson County, Tennessee.

Charter for 1931 Delta Avenue Residences Homeowners' Association, Inc., of record in Instrument Number 20190130-0009062, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 201906140057288, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1931 Delta Avenue Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of April, 2020.

Joseph Prielozny

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Prielozny, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022