Karen Johnson Davidson County
Batch# 751509 DEEDWARR
11/09/2021 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20211109-0149270

WARRANTY DEED

2021-384

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of November, 2021.

(Affix Seal) Notary Public
My Commission Expires: 4/17/2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stefan Kovatchev 2157 Blake Drive Antioch, TM 37013	NEW OWNER	173110A10600

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, **Keith Nelson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Stefan Kovatchev, an unmarried man**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 85 ON THE PLAN OF SECTION THREE, STANFORD VILLAGE OF RECORD IN INSTRUMENT NO: 20011217-0139079, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KEITH NELSON, A MARRIED MAN AND ANGELA NELSON (NOW DECEASED), HIS WIFE BY WARRANTY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION DATED MAY 13, 2003 AND RECORDED ON MAY 21, 2003 AND RECORDED IN INSTRUMENT NO. 20030521-0069206, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

( ) unimproved
This is (X) improved property know as 2157 Blake Drive, Antioch, TN 37013.

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 1st day of November, 2021.

Keith Nelson

State of Tennessee
County of Davidson

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

Witness my hand and official, this 1st day of November, 2021.

Notary Public
My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

Tennessee Certification of Electronic Document

I, Chelsea McMaster, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/01/2021 (date of document).

Chelsea McMaster
Affiant Signature

11/02/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of November, 2021.

Melissa J. Butchko-Turech
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

