Karen Johnson Davidson County
Batch# 893065 DEEDWARR
07/25/2022 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20220725-0084529

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $985,000.00

Affiant

Subscribed and sworn to before me this 20th day of July, 2022.

Notary Public
My commission expires: 5/9/2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Jon Staniewski 6061 Frontier Lane Nashville, TN 37211	Legacy Home Loans 1036 Sherman Dr. #6 White House, TN 37188	172-06-0A-015-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Ivelin Georgiev and Margita Georgieva, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jon Staniewski and Laura Delgado-Staniewski, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 25 on the Final Plat of Mountain View, Section 1, Revision One, of record in Plat Book 9700 Pages 562 & 563, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ivelin Georgiev and Margita Georgieva, husband and wife by deed from Zillow Homes Property Trust, a Delaware Statutory Trust of record in Instrument No. 20211208-0162905, Register's Office for Davidson County, Tennessee, and dated December 1, 2021.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Mountain View of record in Plat Book 9700 Pages 562 & 563 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 10053, Page 239 as amended in Book 10496 Page 311 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 6061 Frontier Lane, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 20th day of July, 2022.

Ivelin Georgiev

Margita Georgieva

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of July, 2022, before me personally appeared Ivelin Georgiev and Margita Georgieva, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of July, 2022.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 25, 2022 ____ (date of document).

Affiant Signature

July 25, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025