Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18184-MC

Karen Johnson Davidson County
Batch# 893669 DEEDWARR
07/26/2022 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220726-0084995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2022.

Notary Public
My Commission Expires: 11-6-2025

JESSICA MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael L. Nawrocki and Lisa Nawrocki 2025 Woodmont Boulevard Apt 303 Nashville, TN 37215	Michael Nawrocki 3012 Blossom Trail Ln Franklin TN 37064	117-11-0J-303.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Arielle Chelly, a married woman** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael L. Nawrocki and Lisa Nawrocki, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 303 of The Hillmont, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated under the Master Deed establishing the Hillmont of record in Instrument No. 20040209-0015685, as re-recorded in Instrument No. 20040212-0017074 and as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office of Davidson County, Tennesse, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Arielle Chelly and Fanny Chelly, both single as joint tenants with right of survivorship by Warranty deed from Richard D. Fewell, Trustee of the Richard D. Fewell Revocable Trust u/a/d April 30, 2012 of record in Instrument No. 20150128-0007844 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 28, 2015.

Fanny Chelly, having since died on September 17, 2021 leaving Arielle Chelly as the surviving joint tenant.

Nicholas F. Deniakis joins in the execution of this instrument to convey any and all marital rights he may have in said property.

202207260084995

This is ☒ improved or ☐ unimproved property located at: **2025 Woodmont Boulevard, 303, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 19th day of July, 2022.

GRANTOR:

Arielle Chelly

Nicholas F. Deniakis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Arielle Chelly and Nicholas F. Deniakis**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of July, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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.

Storey Carver
Affiant Signature

7/25/2022
Date

State of Tennessee
County of Davidson

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

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

