THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741778**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $800,000.00 Affiant Subscribed and sworn to before me, this 22nd day of August, 2022. Notary Public My Commission Expires: 2/12/27

Karen Johnson Davidson County
Batch# 906546 DEEDWARR
08/23/2022 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220823-0094972

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ivelin Georgiev and Margita Georgieva ~~H20 Grandview Drive~~ 4837 Manassas Dr. ~~Nashville TN 37204~~ Brentwood TN 37027	New Owner 4837 Manassas Dr Brentwood TN 37027	Tax Parcel ID No. 117 16 0D 002.00

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, **Merritt K.M. Rowe, Trustee of the Third Restated Revocable Trust Agreement of Jacqueline K. Mahoney Dated January 23, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ivelin Georgiev and Margita Georgieva, husband and wife.** ("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 Unit A of Boyce Townhomes A Horizontal Property Regime with Private Elements, located on Grandview Drive in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Boyce Townhomes A Horizontal Property Regime with Private Elements, of record in Instrument No. 20050224-0020224, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Boyce Townhomes A Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20050224-0020224, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as through copied herein for a more complete identification and description said Unit.

Being the same property conveyed to Jacqueline K. Mahoney, Co-Trustee of the Second Amended and Restated Revocable Living Trust Agreement, by Warranty Deed from Dr. William G. Totty, Successor Trustee of the Juanita T. Boyce Revocable Living Trust U/A/D December 08, 1997, of record in Instrument No. 20130729-0078304, in the Register's Office of Davidson County, Tennessee, dated July 22, 2013 and recorded on July 29, 2013.

The said Second Amended and Restated Revocable Living Trust Agreement having been revoked, amended, and restated and is now known as the Third Restated Revocable Trust Agreement of Jacqueline K. Mahoney.

Jacqueline K. Mahoney having since died on January 25, 2022 leaving Merritt K.M Rowe as sole trustee.

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 2022 thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050224-0020224.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 288, Page 44.

This is improved property located at 1120 Grandview Drive Nashville TN 37204

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 22nd day of August, 2022.

Third Restated Revocable Trust Agreement of Jacqueline K. Mahoney dated January 23, 2013

Merritt K.M. Rowe, Trustee

BY: Merritt K.M. Rowe, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Merritt K.M. Rowe, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee for the Third Restated Revocable Trust Agreement of Jacqueline K. Mahoney Dated January 23, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of August, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

I, Sheri Engel, 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 this 22nd day of August, 2022

Sheri Engel

Dated 8/22/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 22nd day of August, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY