WARRANTY DEED

Karen Johnson Davidson County
Batch# 956093 DEEDWARR
12/29/2022 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,790.80
20221229-0133570

File #22-DM-1074-B-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark D. DeLelys and Steven J. Tucker	**Ascend Federal Credit Union**	
(NAME) 1040 Wildlife Trail	(NAME) **520 Airpark Drive**	**105 03 0B 002.00**
(ADDRESS) Kingston Springs, TN 37082	(ADDRESS) **Tullahoma, TN 37388**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ELROY L. MIHAILOV, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK D. DELELYS AND STEVEN J. TUCKER, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit 1074-B as per Declaration Establishing 1074 Southview on Second, of record in Instrument No. 20100210-0010391, as amended in Instrument No. 20110113-0003548, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete details and description.

Being the same property conveyed to Elroy L. Mihailov, an unmarried man, by Warranty Deed from FMBC Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20110222-0014545, in the Register's Office for Davidson County, Tennessee, dated February 18, 2011 and recorded on February 22, 2011.

This conveyance is subject to:
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20100210-0010391, as amendment recorded in Instrument No. 20110113-0003548, Instrument No. 20110215-0012678, Instrument No. 20110401-0025137, Instrument No. 20110405-0026016, Instrument No. 20110523-0039435 and re-recorded in Instrument No. 20110829-0066724, as amendment recorded in Instrument No. 20110524-0039750, Instrument No. 20110801-0058964, Instrument No. 20121004-0090926, Instrument No. 20121009-0092440, Instrument No. 20121026-0098610, Instrument No. 20130207-0012750, and amendment Bylaws recorded in Instrument No. 20141209-00112549.
*Inspection and Maintenance for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20110802-0059114.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1074B 2nd Avenue South, Nashville, TN 37210**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th day of December, 2022.

Elroy L. Mihailov

STATE OF Pennsylvania
COUNTY OF Crawford

On this 28th day of December, 2022, before me personally appeared Elroy L. Mihailov, 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 28th day of December, 2022.

Notary Signature
My commission expires: July 25, 2024

Commonwealth of Pennsylvania - Notary Seal
TARA BROWN, Notary Public
Crawford County
My Commission Expires July 25, 2024
Commission Number 1299727

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 the 28th day of December, 2022.

Affiant Signature
Date 12/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

