WARRANTY DEED

Karen Johnson Davidson County
Batch# 976978 DEEDWARR
03/03/2023 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20230303-0015525

G-P-23-1003-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 06.21.2024

(AFFIX SEAL)

REBECCA DARCY MOORE
Notary Public, Georgia
Dekalb County
My Commission Expires
June 21, 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Dzoba and Angela Dzoba Gregory Dzoba	New Owner	
(NAME)	(NAME)	**105-05-4J-001.00-CO**
1003 A Summit Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **MASHBURN SUMMIT PROPERTIES, LLC, A LIMITED LIABLITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL DZOBA, A SINGLE PERSON, AND ANGELA DZOBA, A SINGLE PERSON AND GREGORY DZOBA, A MARRIED PERSON,** 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:

A certain cottage located in Davidson County, Tennessee, being Unit A of 1003 Summit Avenue Cottages, a Horizontal Property Regime with Private Elements, 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 Declaration of Covenants, Conditions and Restrictions establishing 1003 Summit Avenue Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180904-0086865, in the Register's Office for Davidson County, Tennessee, 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 to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Mashburn Summit Properties, LLC a Limited Liability Company by Quitclaim Deed from Joseph Mashburn, A/K/A Joseph Michael Mashburn, a married man of record in Instrument No. 20200130-0010873, Register's Office for Davidson County, Tennessee, dated January 23, 2020 and recorded on January 30, 2020.
Being the same property conveyed to Joseph Mashburn, A/K/A Joseph Michael Mashburn, a married man by Special Warranty Deed from Apex Building Solutions, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191118-0118598, Register's Office for Davidson County, Tennessee, dated November 15, 2019 and recorded on November 18, 2019.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 4885, Page 180, Register's Office for Davidson County, Tennessee.
- By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing 1003 Summit Avenue Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180904-0086865, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument No. 20180831-0086509, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1003 A Summit Ave, Nashville, Tennessee 37203**.

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 FEBRUARY, 2023.

Mashburn/Summit Properties, LLC

BY: _____
Joseph M. Mashburn
Member

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. MASHBURN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of MASHBURN SUMMIT PROPERTIES, LLC the within named bargainor, a limited liability company, and that he as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27 of February, 2023.

_____
Notary Public
My Commission Expires: 06/21/2024
(SEAL)

REBECCA DARCY MOORE
Notary Public, Georgia
Dekalb County
My Commission Expires
June 21, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/27/23 (date of document).

Regina Sullo
Affiant Signature

3/3/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 3 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

