THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 995854 DEEDWARR
04/25/2023 10 36 22 AM 2 pgs
Fees $13.00 Taxes $4,440.00
20230425-0030294

WARRANTY DEED

Address of New Owners	Send Tax Bills To	Tax ID No
The Villa Tusculana Trust 111 Savoy Circle Nashville, TN 37205	Same	104-14-0G-132 00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Martin Jordanov and Wendy Jordanov, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey **The Villa Tusculana Trust**, hereinafter called the Grantee, its successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled Final Plat of Whitworth Phase 02, of record in Plat Book 7900, page 470, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to Martin Jordanov and wife Wendy Jordanov, by deed from Ann Putinski, of record in Instrument No 20070809-0095495, dated July 30, 2007, Register's Office for Davidson County, Tennessee

This is property commonly known as 111 Savoy Circle, Nashville, TN 37205*
*Note that a street address is not, and is not part of a legal description

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 24th **day of April, 2023.**

Martin Jordanov

Wendy Jordanov

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martin Jordanov and Wendy Jordanov,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainors executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24 day of **April, 2023:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$1,200,000.00**

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 24 DAY OF **April, 2023:**

Notary Public

My Commission Expires. _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026