THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230344052

Karen Johnson Davidson County
Batch# 999029 DEEDWARR
05/03/2023 10 42 36 AM 2 pgs
Fees $13 00 Taxes $4,810 00

20230503-0032803

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2023.

Notary Public
My Commission Expires.

VIRGINIA DESJARLAIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alex Stojanovski and Andrea Stojanovski 204 Acklen Park Drive #303 Nashville TN 37203	New Owner	Tax Parcel ID No 104 02 3M 303.00

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, **Terah S. Kimbrell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex Stojanovski and Andrea Stojanovski, 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:

A certain Tract or Parcel of land, located in Davidson County, state of Tennessee, described as follows, to-wit:

Unit 303 as shown on the Plan of The Novello Condominium, A Horizontal Property Regime with Private Elements Having been established by the Declaration of Covenants, Conditions and Restrictions of The Novello Condominium of record in Instrument No. 20151116-0116232, as amended in Instrument No. 20161220-0133623, Instrument No. 20170925-0097876, and Assignment of Rights recorded in Instrument No. 20180802-0075649, Register's Office for said Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Terah S. Kimbrell, a single individual, by Special Warranty Deed from Samuel K. Brown, Trustee of the Terry S. Kimbrell Irrevocable Trust, of record in Instrument No. 20201118-0135831, in the Register's Office of Davidson County, Tennessee, dated October 12, 2020, and recorded on November 18, 2020.

Madison Wenzler joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Map of West End Park, as recorded in Book 421, Page 82 and 83.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151116-0116232, as amended in Instrument No. 20161220-0133623, Instrument No. 20170925-0097876 and Assignment of Rights recorded in Instrument No. 20180802-0075649.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20141112-0103946.

This is improved property located at 204 Acklen Park Drive #303 Nashville TN 37203

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 2nd day of May, 2023.

Terah S. Kimbrell

Madison Wenzler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terah S. Kimbrell and Madison Wenzler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2023.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027