Karen Johnson Davidson County
Batch# 1003011 DEEDWARR
05/15/2023 08:48:15 AM 3 pgs
Fees: $18.00 Taxes: $3,548.30
20230515-0035805

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $959,000.00 Affiant Subscribed and sworn to before me This 9th day of May, 2023. William Altus Pryor Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Connie Sullivan 1102-A Biltmore Drive, Nashville, Tennessee 37204	**New Owner**	**131 12 0G 001.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Spiro Darsinos, a/k/a Spiros Darsinos and wife, Sofia Darsinos,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Connie Sullivan, unmarried** (the "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of GEW Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for GEW Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20051230-

0157019, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of GEW Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20051230-0157019, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Spiro Darsinos and wife, Sofia Darsinos, by Warranty Deed from GEW Investments, GP, a Tennessee General Partnership, of record in Instrument No. 20131211-0125481, Registers Office for Davidson County, Tennessee.

This is improved real property commonly known as 1102 A Biltmore Drive, Nashville, Tennessee 37204.

This is the same legal description found in the last deed of record.

Powers of Attorney from the Grantors to Bill Darsinos are of record in Instrument No. 20230508-0034107 and Instrument No. 20230508-0034103, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being a lien not yet due and payable.
2. Covenants of record in Instrument No. 20051230-0157019 and Book 1380, Page 225, said Register's Office.
3. Subject to all matters on plat in Instrument No. 20051230-0157019, Book 1130, Page 103 and amended in Book 1627, Page 93, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 9th day of May, 2023.

Grantors:

Spiro Darsinos by Bill Darsinos his attorney in fact
Spiro Darsinos

Sofia Darsinos by Bill Darsinos his attorney in fact
Sofia Darsinos

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Bill Darsinos, Attorney in Fact for Spiro Darsinos,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Attorney in Fact for Spiro Darsinos**, and as such **Attorney in Fact,** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Spiro Darsinos,** the within named bargainor, and that he as such **Attorney in Fact,** executed the foregoing instrument for the purpose therein contained, by signing the name **Spiro Darsinos by Bill Darsinos, his Attorney in Fact.**

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of May, 2023.

WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

William Altus Pryor
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Bill Darsinos, Attorney in Fact for Spiro Darsinos,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Attorney in Fact for Spiro Darsinos**, and as such **Attorney in Fact,** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Spiro Darsinos,** the within named bargainor, and that he as such **Attorney in Fact,** executed the foregoing instrument for the purpose therein contained, by signing the name **Spiro Darsinos by Bill Darsinos, his Attorney in Fact.**

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of May, 2023.

WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

William Altus Pryor
Notary Public

My Commission Expires: _____