PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H Taylor

Karen Johnson Davidson County
Batch# 1019747 DEEDWARR
06/27/2023 02 35 04 PM 3 pgs
Fees $18 00 Taxes $747 40

20230627-0048918

Ivey Title, LLC Ref. (DL) Title No · 63181
Dav Co File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ludmil Stoyanov Vera Pentcheva 221 Hicks Road Nashville, TN 37221	Ludmil Stoyanov Vera Pentcheva 221 Hicks Road Nashville, TN 37221

TAX MAP PARCEL NUMBERS: 142110A00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$202,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan Goodman and Barbara Kahler, Co-Administrators of The Estate of John Stephen Bliek**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Ludmil Stoyanov and Vera Pentcheva, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No 16 B of Hicks Road Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 7335, page 907, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to John S Bliek by Warranty Deed from Estate of Mary F Reilly dated December 22, 1998 and recorded on December 22, 1998, of record in Book 11264, page 472, Register's Office for Davidson County, Tennessee The said John S Bliek has since died. Letters of Administration were issued to Susan Goodman and Barbara Kahler under Docket No. 23P774 1 the Seventh Circuit Court for Davidson County, Tennessee, Probate Division

Description Reference Described from information contained in recorded condominium documents

This conveyance is subject to. Taxes for 2023, and subsequent years, The Plan, with Owner's Certificate, of record as shown on Exhibit "C" to the Master Deed of record in Book 7335, page 907, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description, The provisions of the condominium Master Deed of record in Book 7335, page 907, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters, Arbitration Agreement of record in Book 9003, page 543, said Register's Office, All matter shown on Book 4175, page 64, said Register's Office

This is improved property, known as 221 Hicks Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the dates set forth in the notary acknowledgements

The Estate of John Stephen Bliek

Susan Goodman, Co Administrator

Susan Goodman, Co-Administrator

Barbara Kahler Co Administrator

Barbara Kahler, Co-Administrator

State of NEW YORK

County of MONROE

On this 16th day of JUNE, 2023, before me the undersigned authority, personally appeared **Susan Goodman, Co-Administrator of The Estate of John Stephen Bliek** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary

My Commission Expires 8/31/2025

DAVID T. CORRETORE
Notary Public, State of New York
Monroe County #02CO4785452
Commission Exp. August 31, 2025

State of NEW YORK

County of MONROE

On this 20th day of JUNE, 2023, before me the undersigned authority, personally appeared **Barbara Kahler, Co-Administrator of The Estate of John Stephen Bliek,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary

My Commission Expires: 8/31/2025

DAVID T. CORRETORE
Notary Public, State of New York
Monroe County #02CO4785452
Commission Exp. August 31, 2025

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $202,000 00

Affiant

Sworn and subscribed before me this 23rd day of June, 2023.

Notary

My Commission Expires

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026