Karen Johnson Davidson County
Batch# 1034460 DEEDWARR
08/04/2023 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20230804-0060255

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $242,000.00.

Affiant

Subscribed and sworn before me this the 28th day of July, 2023.

Notary Public
My commission expires:

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Viktoriia Miliantei	New Owner	135-12-OA 009.00 & 080.00
2017 Nashboro Blvd Nashville, TN 37217		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROY ASKEW BROWN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VIKTORIIA MILIANTEI, UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

An interest in all that tract or parcel of land lying and being in the 2nd Civil District of Davidson County, Tennessee. Said interest being Unit 2017 of Nashboro Village Twelve (12) Condominium, and Garage Unit No. 2017 G of said Condominium, as shown on Master Plot Plan for Nashboro Village Twelve (12) Condominium, Prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee; together with all right, title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve (12) Condominium, Recorded in Deed Book 4827, page 30, aforesaid recorded on June 20, 1974 , said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 2.28% interest in the Common Elements of the Nashboro Village Twelve (12) Condominium. This conveyance is subject to all of the provisions of said Master Deed and the provisions of the Horizontal Property Act, Tennessee Code Annotated 64-701, et seq., and the subsequent legally adopted amendments to said Master Deed, which provisions the Grantee herein assumes and agrees to observe and perform, and to all zoning ordinances, easements and restrictions of record, and all ad valorem taxes for the current year.

Being the same property conveyed to Roy Askew Brown, as devisee, by deed dated 12/08/2022, from John P. Brown, III, Executor of the Estate of Margaret M. Brown, of record in Instrument No. 20221208-0128111, Register's Office for said County.

This property having never been Roy Askew Brown's primary residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2017 Nashboro Blvd, Nashville, TN 37217.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of July, 2023.

Roy Askew Brown

Roy Askew Brown

STATE OF Texas

COUNTY OF Gregg

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roy Askew Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2023.

My commission expires: 7-25-27

Jennifer Lynn Coldiron

Notary Public

JENNIFER LYNN COLDIRON
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 07/25/27
NOTARY ID 13210301-6

Tennessee Certification of Electronic Document

I, Unzy Lehn, 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 7/29/2023 (date of document).

Affiant Signature

8/03/2023
Date

State of Tennessee

County of Sumner

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

Notary's Signature

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/[illegible]/2024

NOTARY'S SEAL

MY COMMISSION EXPIRES: