THIS INSTRUMENT WAS PREPA
G#37336-2
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7424-WE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 252,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026

(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1149786
06/24/2024 12:52:51 PM
Fees: $13.00 Taxes: $932.40

Davidson County
DEEDWARR
2 pgs

20240624-0046797

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Charles Piarrot	ServisFirst Bank	
2134 Fairfax Avenue #C6	2500 Woodcrest Place	104-11-0A-038.00-CO
Nashville, TN 37212	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Theo D. Trandafirescu and Adriana Trandafirescu, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Charles Piarrot, a single man,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. C-6 of The Villager West Condominium Apartments, a Condominium Development of record in Plat Book 5210, Page 174, Register's Office for Davidson County, Tennessee, established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., as amended, of the Tennessee Code Annotated, under the Master Deed establishing Villager West Condominium, of record in Book 5452, Page 419, in the Register's Office for Davidson County, Tennessee, to which plat and master deed references are hereby made for a more complete description of said property; and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through and upon the land embracing the regime and buildings thereof together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Theo D. Trandafirescu and Adriana Trandafirescu, husband and wife by Warranty Deed from Andrew W. Krause, a married man of record in Instrument No. 20200811-0089172 Register's Office for Davidson County, Tennessee, dated August 03, 2020 and recorded on August 11, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2134 Fairfax Avenue #C6, Nashville, TN 37212**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 21st day of June, 2024.

Theo D. Trandafirescu by James A. Waechter, attorney-in-fact
Theo D. Trandafirescu by James A. Waechter,
attorney-in-fact

Adriana Trandafirescu by James A. Waechter, attorney-in-fact
Adriana Trandafirescu by James A. Waechter,
attorney-in-fact

This instrument is being executed on behalf of Theo D. Trandafirescu and Adriana Trandafirescu pursuant to a Power of Attorney executed by same on the 8th day of June, 2024, of record in Instrument No. 20240624-0046796, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Waechter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Theo D. Trandafirescu and Adriana Trandafirescu,** as their Attorney in Fact, as the free act and deed of the within named **Theo D. Trandafirescu and Adriana Trandafirescu.**

Witness my hand and official seal this the 21st day of June, 2024.

My Commission expires 10/4/2027

Notary Public

JODI JACKSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON