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

CRT File No. 250249961

Karen Johnson Davidson County
Batch # 1248693 DEEDWARR
03/20/2025 02 41 31 PM 2 pgs
Fees $13 00 Taxes $1,868 50

20250320-0020775

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $505,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of March, 2025.

Notary Public
My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Jonas	iServe Residential Lending, LLC	Tax Parcel ID No.
1260 Martin Street #411	10815 Rancho Bernardo Rd, Ste. 230	105 07 1A 411.00
Nashville TN 37203	San Diego, CA 92127	

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, **Markian A. Dziuk, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Jonas**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 411 of THE 1260 MARTIN CONDOMINIUM, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139, 20170919-0095966, 20180227-0018384, Register's Office for said County, 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, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Markian A. Dziuk, unmarried, by Warranty Deed from Stephen L. Wade and Cheri A. Wade, husband and wife, of record in Instrument No. 20191202-0123554, in the Register's Office of Davidson County, Tennessee, dated November 22, 2019, and recorded on December 02, 2019.

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

The Plan, with Owner's Certificate, of record as Exhibit "B" to the Master Deed of record in Inst. No. 20160115-0004408, amended in Inst. No. 20160211-0013466, Inst. No. 20170724-0074509, Inst. No. 20170918-0095139, Inst. No. 20170919-0095966, Inst. No. 20180227-0018384, 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. Subject to the provisions of the condominium Master Deed of record in Inst. No. 20160115-0004408, amended in Inst. No. 20160211-0013466, Inst. No. 20170724-0074509, Inst. No. 20170918-0095139, Inst. No. 20170919-0095966, Inst. No. 20180227-0018384 , 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, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c. Declaration for The Finery Master Condominium of record in Inst. No. 20150807-0079087, corrected in Inst. No. 20151005-0101050, amended in Inst. Nos. 20160601-0054729, 20161118-0121688, and Inst. No. 20201029-0126130,

Register's Office for Davidson County, Tennessee. All matters set out in Metro Ordinance No. BL2013-403 recorded at Inst. No. 20130917-0097688, said Register's Office. All matters contained in that Declaration of Restrictions and Covenants for Stormwater Facilities as of record in Inst. No. 20151005-0101365, Register's Office for Davidson County, Tennessee. All matters contained in that Agreement for Dedication of Easement for the Purpose of Public Street and Right of Way as of record in Inst. No. 20151109-0113800, said Register's Office. All matters contained in that Temporary Parking Easement Agreement as of record in Inst. No. 20151118-0117171, Register's Office for Davidson County, Tennessee.

This is improved property located at 1260 Martin Street #411 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 13th day of March, 2025.

Markian A. Dziuk by Ryan Dieck Attorney-in-fact
Markian A. Dziuk
By: Ryan Dieck, Attorney in Fact

Ivanna Peleschuk by Ryan Dieck Attorney-in-fact
Ivanna Peleschuk
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Markian A. Dziuk and Ivanna Peleschuk, 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 for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Markian A. Dziuk and Ivanna Peleschuk and that he is authorized by Markian A. Dziuk and Ivanna Peleschuk to execute this instrument on their behalf.

WITNESS my hand, at office, this 13th day of March, 2025.

Notary Public

My Commission Expires: _____

