Karen Johnson Davidson County
Batch# 1292432 DEEDWARR
07/01/2025 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20250701-0051904

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $795,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2025.

Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Mark Johnston and Pamela Ann Johnston	New Owner(s)	082-08-0-263.00
2766 Top Hill Court		
Minneola, FL 34715		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VELISLAV NIKOLAEV PARASKOV, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN MARK JOHNSTON AND PAMELA ANN JOHNSTON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21, as shown on the map entitled the Plan of Beasley's Subdivision of the Vaughn Tract, of record in Plat Book 2, Page 105, Chancery Court at Nashville to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Rogers III by Warranty Deed from Gregory L. McClerkin dated January 31, 2014 and recorded February 05, 2014 in Instrument No. 20140205-0010378, Register's Office of Davidson County, Tennessee.

John Rogers, III having since died intestate on November 20, 2023, leaving his heirs-at-law, Sheree N. Rogers and Alexis M. Rogers. See also Affidavit of Heirship recorded in Instrument No. 20240130-0006456 Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Velislav Nikolaev Paraskov, unmarried by Warranty Deed from Sheree N. Rogers A/K/A Sharee N. Rogers, unmarried, and Alexis M. Rogers, unmarried, Heirs-At-Law of John Rogers, III Deceased of record in Instrument No. 20240130-0006457 Register's Office for Davidson County, Tennessee, dated January 26, 2024 and recorded on January 30, 2024 and Scriveners Affidavit recorded on February 9, 2024 in Instrument No. 20240209-0009153.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 411 Hart Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of June, 2025.

Velislav Nikolaev Paraskov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Velislav Nikolaev Paraskov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of June, 2025.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 24. 2025.

Affiant Signature

1st day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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