Karen Johnson Davidson County
Batch # 1294543 DEEDWARR
07/08/2025 10 20 33 AM 3 pgs
Fees $18 00 Taxes $3,626 00
20250708-0053518

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RM-25-1120

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $980,000 00

Affiant

Subscribed and sworn to before me this 3rd day of July, 2025

Notary Public
My commission expires: 1-22-29

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Kathleen Frishberg 1120 Grandview Dr. Nashville, TN 37204	Same as NEW OWNER	117-16-0D-002-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Ivelin Georgiev and Margita Georgieva, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Elaine Frishberg and Jonathan Frishberg, wife and husband, and Kathleen Frishberg, an unmarried woman, as** tenants in common with rights of survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A of Boyce Townhomes A Horizontal Property Regime with Private Elements, located on Grandview Drive in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Boyce Townhomes A Horizontal Property Regime with Private Elements, of record in Instrument No. 20050224-0020224, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Boyce Townhomes A Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20050224-0020224, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof

the same as though copied herein for a more complete identification and description said Unit.

Being the same property conveyed to Ivelin Georgiev and Margita Georgieva, husband and wife, by deed from Merritt K M Rowe, Trustee of the Third Restated Revocable Trust Agreement of Jacqueline K. Mahoney of record in Instrument No. 20220823-0094972, Register's Office for Davidson County, Tennessee, and dated August 22, 2022.

This conveyance is made subject to the following:

1 Taxes and assessments for the year 2025 and subsequent years which are not yet due and payable

2 All matters appearing on the plan of Boyce Townhomes of record in Instrument No. 20050224-0020224 Register's Office for Davidson County, Tennessee

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20050224-0020224 and in Book 288 Page 44 in the official records of the Davidson County Register of Deeds

4. Charter of Boyce Townhomes Corporation of record in Instrument No 20050224-0020225 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1120 Grandview Drive, Nashville, TN 37204

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), their heirs and assigns, forever Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 3rd day of July, 2025.

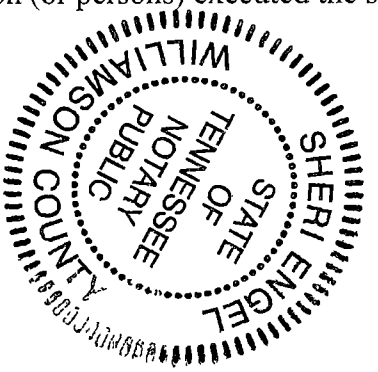
Ivelin Georgiev

Margita Georgieva

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of July, 2025, before me personally appeared Ivelin Georgiev and Margita Georgieva, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of July, 2025.



Notary Signature
My commission expires. 11-21-2027