This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-6316-LV

Karen Johnson Davidson County
Batch# 1296910 DEEDWARR
07/11/2025 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,394.90
20250711-0054838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $377,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2025.

Notary Public
My Commission Expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Janna Kirova 8303 Rossi Road Brentwood, TN 37027	NEW OWNER	181 11 0C 043.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Amanda N. Jablonski, a single woman (individually and/or collectively, "Grantor"), transfer and convey unto Janna Kirova, a single woman (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 291 on the plan of THE VILLAS AT CONCORD PLACE, PHASE 5 (formerly known as Concord Place II, Phase I) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, (Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded in Instrument No. 20050922-0114218 and Amended in Instrument No. 20061228-0160255), to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Amanda N. Jablonski, a single woman, by Warranty Deed from Jennifer Burnett, a single woman, of record in Instrument No. 20201109-0131257, in the Register's Office of Davidson County, Tennessee, dated November 06, 2020, and recorded on November 09, 2020.

This is improved property located at: **8303 Rossi Road, Brentwood, TN 37027**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 26th day of June, 2025.

GRANTOR:

Amanda N. Jablonski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amanda N. Jablonski, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

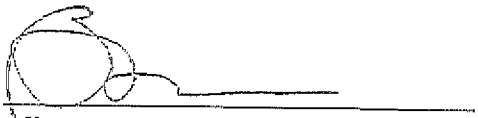
WITNESS my hand and seal at office this 26th day of June, 2025.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Barbara McGinty, 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 6/26/2025 (date of document).

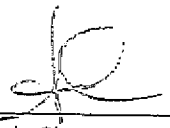


Affiant Signature

Date 7/11/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11 day of July, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

