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 $760,000.00

Affiant

Subscribed and sworn to before me this 16th day of September, 2025.

Notary Public
My commission expires: 5/16/29

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch # 1324097 DEEDWARR
09/18/2025 01:59:22 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20250918-0074725

Address of New Owner:	Send Tax Bills to:	Tax Information
Colin Whinnery and Anna Whinnery 4837 Manassas Dr. Brentwood, TN 37027	Nations Lending Corporation 4 Summit Park Dr., Ste. 200 Independence, OH 44131	171-03-0A-052-00

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 **Colin Whinnery and Anna Whinnery, husband and wife** 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 Lot 175, Section 2, Fredericksburg, as shown on plat of record in Plat Book 7900 Page 509 and Plat Book 7900 Page 640, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ivelin Georgiev and wife, Margita Georgieva, by deed from Paul M. Medley and wife, Kristin Hess, of record in Instrument No. 20160816-0085173, Register's Office for Davidson County, Tennessee and dated August 12, 2016.

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 Fredericksburg of record in Plat Book 7900 Page 509 and Book 7900 Page 640 Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7993 Page 269 Register's Office for Davidson County, Tennessee.

4. Conveyance of Amenities Area of record in Book 9443 Page 538 Register's Office for Davidson County, Tennessee.

5. Subject to the Covenant, Condition, or Restriction, recorded in Book 8920, Page 65, Book 7798 Page 843, Book 9500 Page 393, Book 9860 Page 840 and Book 10694 Page 541 in the official records of the Davidson County Register of Deeds.

6. Charter of Fredericksburg Homeowners Association of record in Book 8920 Page 40 Register's Office for Davidson County, Tennessee.

7. ByLaws of record in Book 8920 Page 45 and amended in Book 10694 Page 539 Register's Office for Davidson County, Tennessee.

This property is improved property known as 4837 Manassas Drive, Brentwood, TN 37027

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 15th day of September, 2025.

Ivelin Georgiev

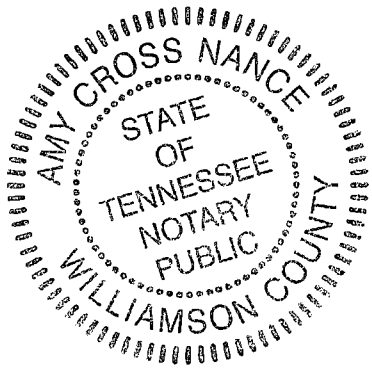
Margita Georgieva

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of September, 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 15th day of September, 2025.

Notary Signature
My commission expires: 2/7/27



Return to:
POST RECORDING
RUDY TITLE & ESCROW LLC
608 SHELBY AVENUE
NASHVILLE, TN 37206