WARRANTY DEED

Karen Johnson
Batch # 1335506
10/17/2025 03 38 58 PM
Fees $13 00 Taxes $2,793 50

Davidson County
DEEDWARR
2 pgs

20251017-0083084

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000 00

Nicole Scibelli
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Nicole Scibelli	Same as NEW OWNER	104-02-3-J-011.00 CO
(NAME)	(NAME)	
200 Burns Ave , Apartment 1		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Roy John Sotiros and Michelle Dawn Sotiros, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicole Scibelli, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No 11 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for West Park Village, a horizontal property regime with private elements, of record in Instrument No. 20130815-0086141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit

Being the same property conveyed to Roy John Sotiros and Michelle Dawn Sotiros, husband and wife, by Warranty Deed from Valerie J. Klein, a single woman, dated April 15, 2016, of record in Instrument No. 20160418-0037354, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 200 Burns Ave , Apartment 1, Nashville, TN 37203
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. T-RW-25-200-1

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, her heirs and assigns forever, and 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 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, her heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters shown on map of record in Book 421, pages 82 and 83; All matters shown in Declaration of Covenants, Conditions and Restrictions, Plat, By-Laws and all exhibits thereto, of record in Instrument No. 20130815-0086141, amended in Instrument No. 20160411-0034654; Agreement for storm water facilities and systems of record in Instrument No. 20130320-0027610; all of record in the Register's Office for County, Tennessee.

Witness our hands this 14th day of October, 2025

Roy John Sotiros

Michelle Dawn Sotiros

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Roy John Sotiros and Michelle Dawn Sotiros, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of October, 2025

Notary Public
My Commission Expires _____

File No 39698

