Karen Johnson
Batch # 1351559
11/26/2025 12 32 PM
Fees $18 00 Taxes $1,683 50

Davidson County
DEEDWARR
3 pgs

20251126-0094607

Address New Owner	Map-Parcel Number(s)	Send Tax Bills To.
Iryna Frankiv and Victor Frankiv 1204 Valerie Lane Nashville, TN 37211	119-16-0B-075.00-CO	New Owner
This instrument prepared by Rudy Title and Escrow, LLC, 2012 21st Ave S, Nashville, TN 37212		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **GLENCLIFF TOWNHOMES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **IRYNA FRANKIV and spouse, VICTOR FRANKIV,** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Land in Davidson County, Tennessee, being Unit No 75, as shown on the Plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Noble Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230515-0036313, as corrected by Scrivener's Affidavit recorded in Instrument No. 20230526-0039842, and amended in Instrument Numbers 20240429-0030963 and 20250403-0025475, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Glencliff Townhomes, LLC by Quitclaim Deed from Glencliff Sitework LLC of record in Instrument No. 20240829-0066617, Register's Office for Davidson County, Tennessee, dated August 27, 2024, and recorded on August 29, 2024.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Noble Place, of record in Instrument Number 20230515-0036313, as corrected by Scrivener's Affidavit recorded in Instrument No 20230526-0039842, and amended in Instrument Number 2024029-0030963 and Instrument Number 20250403-0025475 and Instrument Number 20250813-0064518, Register's Office for Davidson County, Tennessee.

2) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20230110-0002161 and 20240723-0055188, in the Register's Office for Davidson County, Tennessee.

3) Subject to all matters shown on the Plan of record as Instrument Number 20230508-0034034, Register's Office of Davidson County, Tennessee Scrivener's Affidavit recorded in Instrument No. 20230515-0036316, said Register's Office

4) Subject to all matters shown on the Plan of record in Plat Book 5210, Page 366, and Plate Book 1130, Page 23, Register's Office for Davidson County, Tennessee.

5) Restrictions of record in Book 1163, Page 372, in the Register's Office for Davidson County, Tennessee.

6) Amendment to Setback Lines for Glencliff Subdivision Section A of record in Book 1556, Page 460, Register's Office for Davidson County, Tennessee

7) Charter of record in Instrument Number 20230601-0041324, in the Register's Office for Davidson County, Tennessee

8) Grant of Easement to Piedmont Natural Gas Company, Inc of record in Instrument Number 20240105-0001241, which amends, supersedes and replaces Easement dated August 7, 2023 and recorded as Instrument No. 20230809-0061799, both in the Register's Office for Davidson County, Tennessee

9) Taxes for the year 2026, and subsequent years.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $454,999.00

Affiant

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

Notary Public
My Commission Expires 1-22-29

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

This is improved property located at **1204 Valerie Lane, Nashville, TN 37211.**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 24th Day of NOVEMBER, 2025.

Glencliff Townhomes, LLC

BY: _____
Joseph M. Roberts, III
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the MEMBER of GLENCLIFF TOWNHOMES, LLC the within named bargainor, a limited liability company, and that he as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th Day of NOVEMBER, 2025.

Sydney Gleaves
Notary Public
My Commission Expires: _____
(SEAL)

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Sydney Gleaves
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 01/04/2027

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 November 24, 2025

Affiant Signature November 26, 2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 26th day of November, 2025

Notary's Signature

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028