Karen Johnson Davidson County
Batch# 1361324 DEEDWARR
12/23/2025 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,530.80
20251223-0102253

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **684,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 22, 2029

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TATE MICHAEL KELLY AND TSVETA IVANOVA TODOROVA-KELLY	New Owner	052090A00600
(NAME) 2668 Miami Ave	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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,

JASON A. WEST AND EMILY PALENKAS-WEST, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TATE MICHAEL KELLY AND TSVETA IVANOVA TODOROVA-KELLY, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 65, (Sixty Five) on the Plan of Woodale Grove Annex, Subdivision of Part of J.H. Gothard's Lands, of record in Book 547, Pages 109 and 110, Register's Office for said County.

Said Lot No. 65 fronts 50 feet on the Southeasterly side of Miami Avenue and extends back between parallel line to a dead line.

Included in the above described, but excluded herefrom is that part of said lot conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, described as follows:

Beginning at a point, said point being the Northwest corner of Lot No. 64, said point being in the Southerly right of way line of Miami Avenue; thence Easterly along the present Southerly right of way line of Miami Avenue, 150 feet to a point, said point being the Northeast corner of Lot No. 66; thence Southerly along the Easterly margin of Lot No. 66, 34 feet, more or less, to a point in the new proposed Southerly right of way line of Miami Avenue; thence Westerly along proposed new Southerly right of way line of Miami Avenue, 150 feet to a point in the Westerly line of Lot No. 64; thence Northerly along the Westerly line of Lot No. 64, 32 feet, more or less, to the point of beginning.

LT&E File #22526

Jason A. West and Emily Palenkas-West, husband and wife

Being the same property conveyed to Jason A. West and Emily Palenkas-West, husband and wife by Deed dated May 26, 2023 from Kris Hamid, married, recorded May 30, 2023, in Instrument Number 20230530-0040640, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2668 Miami Ave, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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

Witness my/our hand(s) this 24 day of October 2025

Jason A. West

Emily Palenkas-West

STATE OF Tennessee
COUNTY OF Davidson

On this 24th day of October 2025 before me, a notary public, personally appeared Jason A. West, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: 5/3/2027

ORLANDREA BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 24th day of October, 2025 before me, a notary public, personally appeared Emily Palenkas-West, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: 5/3/2027

ORLANDREA BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LT&E File #22526

202512230102253

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/24/2025 (date of document).

Jennifer L Pennell

10/24/2025

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 12/19/2025, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22,2029