THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
ForthRight Title, LLC
116 Maple Row Boulevard
Hendersonville, TN 37075
File No. 26-1100-JC

Karen Johnson Davidson County
Batch # 1408937 DEEDWARR
04/21/2026 09:59 AM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20260421-0032609

Name and Address of New Owner:
Mark McMillin
1722 Lincoya Bay Drive
Nashville, TN 37214-2769

Send Tax Bills To:
Mark McMillin
1722 Lincoya Bay Drive
Nashville, TN 37214-2769

Map & Parcel No: **109 05 0D 043.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Constantine Tsouris and Julie Tsouris, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark McMillin, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1722, on the Plan of the Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in Declaration of Covenants, Conditions and Restrictions and By-Laws for the Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The Easements, Restrictive Covenants, Conditions, and regulations imposed upon and relating to the Units, property; Co-Owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20041028-0129585, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Julie Tsouris and Constantine Tsouris, wife and husband, by Warranty Deed from Amber Renee Bush Mast, a married woman, of record in Instrument No. 20220330-0036918, in the Register's Office for Davidson County, Tennessee, dated March 23, 2022 and recorded on March 30, 2022.

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 is improved property known as: **1722 Lincoya Bay Drive, Nashville, TN 37214-2769**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the April 15, 2026.

_____(SEAL)
Constantine Tsouris

_____(SEAL)
Julie Tsouris

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said State and County, **Constantine Tsouris and Julie Tsouris**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this April 15, 2026.

_____
Notary Signature

My commission expires: 1/31/2027

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $277,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this April 15, 2026.

Notary Signature

My commission expires: 1/31/2027

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON