THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P26-17554-BW

Karen Johnson
Batch # 1427116
06/02/2026 10:23:40 AM
Fees: $13.00 Taxes: $1,417.10

Davidson County
DEEDWARR
2 pgs

20260602-0049386

DAWN MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 383,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May, 2026

Notary Public

MY COMMISSION EXPIRES: 11/05/29

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ivan Jordanov	SAME AS NEW OWNER	
511 Northcrest Drive	595 BREWER DR.	147-11-0-100.00
Nashville, TN 37211	NASHVILLE, TN 37211	
(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, **Helen P. Holt, a widow**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ivan R. Jordanov, unmarried**

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. 455 on the Plan of Whispering Hills, Section II-C, of record in Book 2663, pages 66 and 67, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 455 fronts 86.4 feet on the southerly side of Northcrest Drive and extends back 240.1 feet on the westerly line and 261 feet on the easterly line to a dead line in the rear measuring 96 feet thereon.

Being the same property conveyed to Jerry D. Holt and wife, Helen P. Holt by Warranty Deed from Clark D. Ford and wife, Linda F. Ford of record in Book 5193, Page 454, Register's Office for Davidson County, Tennessee, dated September 02, 1977 and recorded on September 06, 1977.

Said Jerry D. Holt having deceased on or about February 10, 2016, vesting Helen P. Holt as surviving tenant.

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 **511 Northcrest Drive, Nashville, TN 37211**

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 our hands this the 28th day of May, 2026.

Helen P. Holt

Helen P. Holt

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Helen P. Holt,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that eh executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of May, 2026.

My Commission expires: 10-4-27

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY