Bill Garrett Davidson County
Batch# 119382 DEEDWARR
07/23/2018 03:09:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20180723-0071702

SolmonParks File No. 18-001181-528

(Notary Stamp)	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $200,000.00. Affiant Subscribed and sworn to before me, this 20th day of July, 2018. Notary Public My commission expires: 7-5-2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nhat Vo	Nhat Vo	091050A01400CO
404 Killean Court aka 301 Errol Ln	301 Errol Lane	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Fatima Basic, unmarried and Elvedin Ivkovic, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Nhat Vo, single

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14, on the Second Revision, Final Plat of Sylvan Heights Phase Two, of record in Book 7900, page 216, Register's Office for said County, to which plan reference is hereby made for more complete and accurate legal description.

"BEING the same property conveyed to Mehmed Imamovic and Fatima Basic by Warranty Deed from Nathan J. Weidner and wife, Kreszena M. Weidner, of record in Instrument No. 20000522-0051006, in the Register's Office of Davidson County, Tennessee; the said Mehmed Imamovic having since died intestate on March 2, 2017, a resident of Davidson County, Tennessee, survived by his son, Elvedin Imamovic, his sole heir at law, as evidence by the Affidavit of Heirship being recorded simultaneously herewith."201807230071701

SP 11/2015

This is improved property known as **404 Killean Court aka 301 Errol Ln, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of July, 2018.

Elvedin Ivkovic

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Elvedin Ivkovic, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of July, 2018.

_____
Notary Public
My Commission Expires: _____

SolomonParks File No. 18-001181-528

SP 11/2015

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On July 20, 2018 before me, Aaron Smith, Notary Public
(insert name and title of the officer)

personally appeared ~~Fatima Basic~~ AS ~~and~~ Evedin Ivkovic AS,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AARON SMITH
Commission # 2104730
Notary Public - California
San Diego County
My Comm. Expires May 26, 2019

Signature _____ (Seal)

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of July, 2018.

Fatima Basic

Fatima Basic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Fatima Basic, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of July, 2018.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 18-001181-528

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

SP 11/2015