(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-3-2020
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

Bill Garrett Davidson County
Batch# 127989 DEEDWARR
08/13/2018 10:39:46 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20180813-0079555

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James Cameron Matchett and Erin Nicole Matchett	Churchill Mortgage	090 16 0 209.00
(NAME)	(NAME)	
6113 Henry Ford Dr	761 Old Hickory Blvd STE 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty Thousand And No/100 Dollars ($340,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Karolina Trubajic and Nedeljko Trubajic, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Cameron Matchett and Erin Nicole Matchett, 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. 392 on the plan of Charlotte Park Section 5, of record in Book 2663, Page 111, Register's Office for said County.

Said Lot No. 392 fronts 65.00 feet on the northwesterly margin of Henry Ford Drive and extends back 132.00 feet on the northeasterly line and 118.00 feet on the southwesterly line to a broken line in the rear, measuring 98.5 feet thereon.

Being the same property conveyed to Charlie W. Harrison and wife, Bonnie M. Harrison by Deed from Carolyn S. Cook, married dated May 8, 1987 and recorded May 11, 1987 in Book 7232, Page 741, in said Register's Office for Davidson County, Tennessee.

Final Decree of Divorce recorded as Instrument No. 20170315-0025282, in said Register's Office for Davidson County, Tennessee.

Affidavit of Heirship/Inheritance recorded as Instrument No. 201703200026916, in said Register's Office for Davidson County, Tennessee.

Affidavit of Heirship/Inheritance recorded as Instrument No. 201703200026917, in said Register's Office for Davidson County, Tennessee.

Affidavit of Heirship/Inheritance recorded as Instrument No. 201703200026918, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Evelyn Joyce Morrison by Quit Claim Deed from Brenda Carol Broadway, all of twenty-five (25%) percent undivided interest dated April 19, 2017 and recorded April 24, 2017 as Instrument No. 201704240039972, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Karolina Trubajic and Nedeljko Trubajic, wife and husband by Warranty Deed from William Wallace Harrison and Evelyn Joyce Morrison dated June 28, 2017 and recorded June 30, 2017 as Instrument No. 201706300066017, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-185717SSO

unimproved ☐
This is improved ☒ property, known as 6113 Henry Ford Dr, Nashville, TN 37209

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, has 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 6 day of August, 2018

Karolina Trubajic

Nedeljko Trubajic

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Karolina Trubajic and Nedeljko Trubajic, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of August, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

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