Karen Johnson Davidson County
Batch# 196237 DEEDWARR
02/19/2019 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,171.05
20190219-0014679

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $316,500.00.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2019.

Notary Public

My commission expires: 3.8.22

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022
(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dina Kulenovic	Franklin Synergy Bank	126-16-0A-394.00
7132 Riverfront Drive	722 Columbia Ave	
Nashville, TN 37221	Franklin TN 37064	

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,

Brian C Long and Hannah C Long, husband and wife, and Thelma Freeman, widowed, as joint tenants

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

Dina Kulenovic

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

LOT 439, RIVERWALK, PHASE 3A, as shown on plat of record in Instrument No. 20041020-0126317, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Brian C. Long and Hannah C. Long, Husband and wife, and Thelma Freeman, married, as joint tenants by Warranty Deed from Ian Burchett and Andrea L. Burchett, husband and wife, of record in Instrument No. 20161014-0108734, in the Register's Office of Davidson County, Tennessee, dated October 11, 2016; the said Thelma Freeman never having lived at the residence.

This is improved property known as **7132 Riverfront Drive, Nashville, TN 37221.**

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.

SP 11/2015

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 15th day of February, 2019.

Brian C Long

Hannah C Long

Thelma Freeman by Brian C Long Attorney in Fact
Thelma Freeman by Brian C Long, Attorney-In-Fact

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, Brian C Long and Hannah C Long, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of February, 2019.

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 4-24-19

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared Brian C Long, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Thelma Freeman** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Thelma Freeman,** and is authorized by **Thelma Freeman** to execute this instrument on her behalf.

Witness my hand and official seal this 15th day of February, 2019.

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 4-24-19

SP 11/2015

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

