WARRANTY DEED

Karen Johnson Davidson County
Batch# 207011 **DEEDWARR**
03/18/2019 11:32:00 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190318-0024413

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 1/23/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chaitra Anil Kumar	New Owner	135-08-0-B-039.00 CO
(NAME)	(NAME)	
3030 Ned Shelton Road, Unit 204	←	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Eldin Bijelic, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chaitra Anil Kumar, single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 UNIT 204 ON THE PLAN OF LAKE RIDGE VILLAGE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS SHOWN AS EXHIBIT "C" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKE RIDGE VILLAGE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NUMBER 20040210-0016203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ELDIN BIJELIC, UNMARRIED MAN, BY WARRANTY DEED FROM KRISTAL M. ROOP, AN UNMARRIED PERSON, DATED JULY 18, 2011, OF RECORD IN INSTRUMENT NO. 20110725-0056790, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated; all matters appearing in Declaration of Covenants, Conditions and Restrictions, Bylaws and Plat of record in Instrument No. 20040210-0016203 and Articles of Incorporation/ Charter of record in Instrument No. 19991207-0300667 and Instrument No. 20040210-0016209; all of record in the Register's Office for Davidson County, Tennessee.

Maida Bijelic, wife of Eldin Bijelic, hereby joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above-described tract or parcel of land.

unimproved ☐

This is improved ☑ property, known as 3030 Ned Shelton Road, Unit 204, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 26th day of February, 2019.

Elvedin Bijelic by Elvedin Bijelic, his Attorney-in-Fact

Eldin Bijelic by Elvedin Bijelic, his Attorney-in-Fact

Maida Bijelic by Elvedin Bijelic, her Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Elvedin Bijelic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Eldin Bijelic and Maida Bijelic, the within named bargainors, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of Eldin Bijelic and Maida Bijelic, the within named bargainors by the said Elvedin Bijelic as such Attorney-in-Fact.

WITNESS my hand and official seal at Franklin, Tennessee, this 26th day of February, 2019.

Notary Public
My Commission Expires:

File No.: 28487

