WARRANTY DEED

Karen Johnson Davidson County
Batch# 240060 DEEDWARR
06/06/2019 02:37:49 PM 2 pgs
Fees: $13.00 Taxes: $240.50

20190606-0054344

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-RPG-19-550-B111-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Manish Kharat	**New Owner**	
(NAME) **1093 Milwood Ct.**	(NAME)	**147 02 0B 031.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MILUTIN JASAREVIC, AN UNMARRIED MAN AND DANIEL JASAREVIC AND SANELA KESIC AND DANIELA SUMMAR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MANISH KHARAT, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING Unit No. B-111 of the Caldwell Court Condominiums created under T.C.A. Title 66, Chapter 27, Section 101, et seq., and as established by Master Deed of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed as the plat of Caldwell Court Condominiums, all of which reference is hereby made and the same incorporated herein for a complete description of said unit.

Being the same property conveyed to Milutin Jasarevic and wife, Bahrija Jasarevic, by Warranty Deed from Jane W. Burke, unmarried, of record in Book 11140, Page 898, in the Register's Office of Davidson County, Tennessee, dated September 29, 1998 and recorded on October 5, 1998.
Milutin Jasarevic and Bahrija Jasarevic were divorced on February 8, 2011 creating a 50% interest in each as tenants in common.
Bahrija Jasarevic died on October 15, 2017, leaving as heirs, her children, Daniel Jasarevic, Sanela Kesic and Daniela Summar as noted in Affidavit of Heirship of record in Instrument No. 20171228-0131934 & 20190606-0054342 & 20190606-0054343, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantors.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2019 and thereafter, not yet due and payable.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CALDWELL COURT CONDOMINIUMS Condominium of record in Book 6188, Page 744, as amended by instrument(s) of record in Instrument Nos. 20070509-0055551 and 20071011-0120947; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Charter of Caldwell Court Condominium Association, Inc. of record in Book 6188, Page 452 and amended in Instrument No. 20070103-0001049
- Appointment of Substitute Trustees, as to assessments, of record in Instrument Nos. 20080625-0065590 and 20130212-0014369
- Easement recorded in Instrument No. 20150211-0012557.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **550 Harding Pl Apt B111, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 4th DAY OF JUNE, 2019.

Milutin Jasarevic

Daniel Jasarevic

Sanela Kesic

Daniela Summar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILUTIN JASAREVIC, DANIEL JASAREVIC, SANELA KESIC & DANIELA SUMMAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212