Karen Johnson Davidson County
Batch# 240950 DEEDWARR
06/10/2019 11:02:30 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20190610-0055289

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me this 6th day of June, 2019.

Notary Public

My commission expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Wanda Williams	~~Wanda Williams~~ SAME	149-03-0-071.00
~~2442 Rychen~~ Dr. 1804 Brookhollen Drive	~~2442 Rychen Dr.~~	
~~Nashville, TN 37217~~ Mt. Juliet, TN 37122	~~Nashville, TN 37217~~	

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,

Budislav Novakovic and wife, Jasminka Novakovic

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

Wanda Williams, unmarried,

(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. 403 on the Plan of Section 10, Edge.O.Lake Estates of record in Plat Book 3842, Page 180, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 403 fronts 81.24 feet on the Easterly side of Rychen Drive; thence between parallel lines 150 feet to the rear.

Being the same property conveyed to Budislav Novakovic and wife, Jasminka Novakovic by Warranty deed from Elmer D. Young and wife, Nancy A. Young, Trustees of the Young Joint Revocable Living Trust Agreement U/A/D October 21, 1998 and my successors in Trust and any amendments thereto of record in Instrument No. 20010706-0072393 Register's Office for Davidson County, Tennessee, dated June 25, 2001 and recorded on July 06, 2001.

This is improved property known as **2442 Rychen Dr., Nashville, TN 37217.**

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.

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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 6th day of June, 2019.

Budislav Novakovic

Jasminka Novakovic

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Budislav Novakovic and Jasminka Novakovic, 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 6th day of June, 2019.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 19-000212-527

I, **Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SP 11/2015