Karen Johnson Davidson County
Batch# 308533 DEEDWARR
10/30/2019 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $754.80
20191030-0111419

WARRANTY DEED

HEATHER LEE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires May 15, 2021

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Sabahudin Odzakovic
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2019.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 5-15-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

19003596

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sabahudin Odzakovic	Sun West Mortgage Company, Inc.	
(NAME)	(NAME)	
5453 Daniel Ray Drive	6131 Orangethorpe Avenue, Suite 500	041 01 0A 035.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Buena Park, CA 90620	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alice Marie Myles, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sabahudin Odzakovic, a single man** 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:

Being all of Lot No. 33 on the plan of Final Plat of Cobblestone Creek, Phase 1-A of record in Instrument Number 20050610-0066806, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Timothy Kenneth Myles and Alice Marie Myles, husband and wife by Warranty Deed dated October 7, 2005 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument Number 20051019-0125943 and corrected in Instrument Number 20051205-0145892, Register's Office for Davidson County, Tennessee. Being further conveyed to Alice Marie Myles by Quitclaim Deed from Timothy Kenneth Myles, Sr. of record in Instrument Number 20160726-0076822, said Register's Office. Both prior conveyances contain the incorrect lot number and/or plat reference.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **5453 Daniel Ray Drive, Whites Creek, Tennessee 37189**

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 hands this 29th day of October, 2019.

Alice Marie Myles

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 Alice Marie Myles 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.

Witness my hand and official seal at office this 29th day of October, 2019.

Commission expires: 5-15-21

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires May 15, 2021

Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167

True Copy Certification

I, Nikki McKinney, 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.

NMcKinney
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Lee
Notary's Signature

My Commission Expires: 5-15-21
Notary' Seal (if on paper)

