Karen Johnson Davidson County
Batch# 309699 DEEDWARR
11/01/2019 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $691.90
20191101-0112747

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/15/2021
(AFFIX SEAL)

ROBYN DURRETT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

File No. TE0005936

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kianna Williams	Pinnacle Bank	163-07-0A-144.00
(NAME)	(NAME)	
1819 Wild Oaks Ct.	4403 Elvis Presley Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN, 37013	Memphis, TN 38116	
(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, I, **Zlatko Hundur, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kianna Williams, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 144, RESUBDIVISION OF LOTS 12-16, 32-36, & 140-144 ON THE FINAL PLAT RIDGEVIEW UDO PHASE ONE, as shown on plat of record in Instrument No. 20160108-0002176, 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 Zlatko Hundur, an unmarried man, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20170329-0030402, in the Register's Office of Davidson County, Tennessee, dated March 24, 2017 and recorded March 29, 2017.

Shannon T Hundur, spouse of Zlatko Hundur is executing this deed for purposes of relinquishing any and all marital rights she may hold to subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1819 Wild Oaks Ct., Antioch, TN 37013

(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 my hand this 31st day of October, 2019.

Zlatko Hundur

Shannon T Hundur

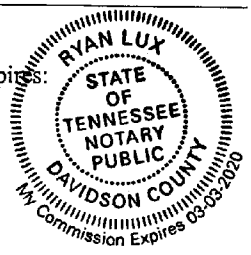
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zlatko Hundur and Shannon T Hundur, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of October, 2019.

Notary Public

My commission expires:



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am 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.

State of Tennessee

County of Rutherford

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robyn DuBray, Notary

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires