Karen Johnson Davidson County
Batch# 309861 DEEDWARR
11/04/2019 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20191104-0112960

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this 1 day of November, 2019.

Notary Public

My commission expires: 11-5-20

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Zlatko Hundur and Shannon T. Hundur** | New Owner | **186-04-0A-184.00-CO** |
| **8341 Elmcroft Court** | | |
| **Nolensville, TN 37135** | | |

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,

**Jeanise Shanks, Trustee for the Anna O. McGowan Revocable Living Trust, dated July 16, 2012**

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

**Zlatko Hundur and Shannon T. Hundur, husband and wife**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 254 on the Plan of Final Plat, Burkitt Place, Phase 2E, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20070806-0093146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jeanise Shanks, Trustee for the Anna O. McGowan Revocable Living Trust, dated July 16, 2012 by Quitclaim deed from Anna McGowan, unmarried of record as Instrument No. 20120905-0080348, Register's Office for Davidson County, Tennessee.

This is improved property known as **8341 Elmcroft Court, Nolensville, TN 37135.**

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 all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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.

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 1st day of November, 2019.

Jeanise Shanks, Trustee

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jeanise Shanks, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of the Anna O. McGowan Revocable Living Trust, dated July 16, 2012 and that as Trustee she is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of November, 2019.

Notary Public
My Commission Expires: 1-3-23

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 19-000288-524

# True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)