Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 318913 DEEDWARR
11/25/2019 11:12:41 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20191125-0121431

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Estate of Donnie Daniel Defore, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Anel Skopljak and Mirna Junjic Skopljak, Husband and wife, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the Easterly Half of Lot No. 29 on the Map of Trinity Heights, being T. W. Crutchers Trustee Subdivision of Lot No. 3, of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee. Said part of said Lot fronts 50 feet on the southerly side of Edwin Avenue and runs back between parallel lines 166 feet to an alley.

This is the same property designated as Map 71, Group 7, Parcel 222.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Donnie D. Defore and wife, Helen Frances Defore by deed from Thomas W. Hales, Jr. and wife, Marjorie R. Hales, filed of record November 6, 1974 in Book 4866, Page 334, Register's Office for Davidson County, Tennessee. The said Helen Frances Defore is deceased, having died on August 10, 2014 leaving property vested solely to Donnie D. Defore. The said Donnie D. Defore is deceased, having died on March 14, 2019. His Estate is being probated in the Probate Court of Davidson County, Tennessee, No. 19P-1014. Sharon Kaye Lowe; Missty Defore; Michael Defore; Thomas Defore and Donald Defore are the heirs of said Donnie D. Defore as evidenced on Affidavit of Heirships of record in Instrument No. 20191125-0121429 and Instrument No,. 20191125-0121430, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:*** Subject to All matters as shown on plat of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2019** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 8th day of November, 2019.

ESTATE OF DONNIE DANIEL DEFORE

Sharon Kaye Lowe
Heir

Misty Defore
Heir

Michael Defore
Heir

Thomas Defore
Heir

Donald Defore
Heir

State of Tennessee
County of Sumner

On this the 8th day of November, 2019, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Estate of Donnie Daniel Defore by Sharon Kaye Lowe; Misty Defore; Michael Defore; Thomas Defore and Donald Defore, as the Heirs of the Estate of Donnie Daniel Defore, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 4/22/2024

Notary Public

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 8th day of November, 2019.



Notary Public

My Commission Expires: _____

MAIL TAX BILLS AND DEED TO:

NEW OWNER

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Anel Skopljak
308 Edwin St.
Nashville, TN 37207

File No.: 1910311