Karen Johnson Davidson County
Batch# 330938 DEEDWARR
12/17/2019 02:12:30 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20191217-0130227

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Heather R Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF DECEMBER, 2019.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Milojko Dobrijevich	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity	044 11 0 198.00
(NAME)	(NAME)	
603 Jones Street	PO Box 961292	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Fort Worth, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **William L. Sparkman, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Milojko Dobrijevich**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the plan of W.E. Boyd Subdivision, of record in Book 2083, Page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William L. Sparkman by Warranty Deed from Barbara M. Arnold, Successor Trustee of the Thomas A. Martin and Hilda A. Martin Revocable Living Trust, with full power to transfer and convey without the joinder of any beneficiary dated July 7, 2010 and recorded July 8, 2010, as Instrument No. 20100708-0053403, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 603 Jones Street, Old Hickory, TN 37138

File Number: FRN-1912158FC

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 12 day of December, 2019.

William L. Sparkman

STATE OF Alabama
COUNTY OF Mobile

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named William L. Sparkman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of December, 2019.

Marielle Admire
Notary Public

My Commission Expires:

(SEAL)

MARIELLEN ADMIRE
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 06-09-2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File

My Commission Expires: 7/22/2022

Notary Seal (if on paper)