Karen Johnson Davidson County
Batch# 376344 DEEDWARR
03/24/2020 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20200324-0031707

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** KELSIE HOLLOWAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-16-2020	STATE OF Tennessee) COUNTY OF Rutherford) The actual consideration or value, whichever is greater, for this transfer is: $265,000.00 David Holloway Affiant Subscribed and sworn to before me, this 20th day of March 2020. Kelsie Holloway Notary Public My Commission Expires: 8/16/2020

WARRANTY DEED

Address New Owner: Marina Barisic 2924 Dunmore Drive Nashville, TN 37214	Send Tax Bills to: SWBC Mortgage Corp 9311 San Pedro #100 San Antonio TX 78216	Tax Information: Tax Parcel ID No. 096-10-0-201.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOKHA TAYLOR,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MARINA BARISIC, AN UNMARRIED WOMAN** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 369, as shown on the map entitled Cloverhill, Section VII, of record in Plat Book 2133, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SOKHA TAYLOR, by deed from HHBC INVESTMENTS, LLC, of record as Instrument No. 20140402-0027307, dated March 31, 2014, said Register's Office.

This is improved property commonly known as: **2924 Dunmore Drive, Nashville, TN 37214**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of March 2020.

SOKHA TAYLOR

BILLY TAYLOR

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SOKHA TAYLOR & BILLY TAYLOR**, the within named 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 at office this 20th day of March 2020.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)