THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200526936**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2020. Notary Public My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 404296 DEEDWARR
05/21/2020 01:01:41 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20200521-0053042

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Johnson 810 Bellevue Road #296 Nashville TN 37221	New Owner	Tax Parcel ID No. 142 06 0B 296.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dalibor Komsic, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Johnson, a single man,** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Building No. 55, Unit No. 296, and Garage No(s), 4, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Page 128 through 130, Register's Office for Davidson County, Tennessee ("RODC") together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and all the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, RODC, and the Charter of Creekside Meadows Association, Inc., of record in Book 4838, Page 610, RODC, being part of the same property conveyed to Seller by Deed of record in Book 5052, Pages 951, through 954, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dalibor Komsic, by Warranty Deed from Chuck H. Watkins Jr., unmarried, of record in Instrument No. 20051202-0144892, in the Register's Office of Davidson County, Tennessee, dated November 29, 2005, and recorded on December 02, 2005.

Marijana Dugandric-Komsic joins in this conveyance for the purpose of conveying all right, title and interest in said property as spouse of Dalibor Komsic.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of "Peppertree"- Creekside Meadows Condominiums, as recorded in Plat Book 4675, Page(s) 128.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing "Peppertree"- Creekside Meadows Condominiums of record in Book 4834, Page 257, as amended by instrument(s) of record in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6237, Page 644, Book 6535, Page 723, Book 6535, Page 724, Book 6874, Page 354 and in Book 7610, Page 973; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, recorded in Instrument No. 20040603-0065549.

Easement recorded in Instrument No. 20140902-0079894.

This is improved property located at 810 Bellevue Road #296 Nashville TN 37221

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 May, 2020.

Dalibor Komsic

Dalibor Komsic

Marijana Dugandzic-Komsic

Marijana Dugandric-Komsic

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dalibor Komsic and Marijana Dugandric-Komsic, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022