This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-20-7136

Karen Johnson Davidson County
Batch# 405400 DEEDWARR
05/22/2020 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $567.95
20200522-0053630

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-7136

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $153,500.00.

Affiant

CHARLES D LIGHTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Subscribed and sworn to before me, this the 19th day of May, 2020.

Notary Public
My Commission Expires: 5-2-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Natasha L. Davis 143 North Timber Drive Nashville, TN 37214	First Horizon Bank 12195 Metro Pkwy Ste 2 Fort Myers, FL 33966	108-07-0B-041.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ninoslav Przulj and Jessica Ann Przulj, husband and wife** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Natasha L. Davis, a single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 41, Building C, Timberlake Condominiums, established by and shown as Exhibit "A-2" to the Master Deed, of record in Book 6549, Page 475, clarified in Book 6561, Page 141, and corrected Book 7153, Page 617, Register's Office for said County, to which Master Deed reference is hereby made for a more complete description.

Being the same property conveyed to Ninoslav Przulj by Warranty deed from Christopher J. Alderman and wife, Angela L. Alderman of record in Instrument No. 20110630-0050307 Register's Office for Davidson County, Tennessee, dated June 28, 2011 and recorded on June 30, 201.

Jessica Ann Przulj joins in the execution of this instrument to convey any and all martial rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **143 North Timber Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2020 and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 19th day of May, 2020.

GRANTOR:

Ninoslav Przulj

Jessica Ann Przulj

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ninoslav Przulj and Jessica Ann Przulj, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of May, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5-2-22

202005220053630

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

