WARRANTY DEED

Karen Johnson Davidson County
Batch# 440843 DEEDWARR
07/20/2020 03:00:15 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20200720-0079493

Y-SB-P-20-3703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-02-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ali Zekic	**New Owner**	
(NAME)	(NAME)	**133-06-0-171.00**
3703 Tibbs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN WHITE, SUCESSOR TRUSTEE OF THE CAROL ANN BONNER TRUST DATED FEBRUARY 26, 2014.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALI ZEKIC, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Leonard Heights of record in Plat Book 2330, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 42 fronts 90 feet on the South side of Tibbs Drive and extends back 231.4 feet on the West line and 135 feet on the East line, to a dead line in the rear on which it measures 131.9 feet.

Being the same property conveyed to Carol Ann Bonner and her Successors in Trust, As Trustee of the Carol Ann Bonner Revocable Trust dated February 26, 2014 by Quitclaim deed from Carol Ann Bonner of record in Instrument No. 20140228-0017348 Register's Office for Davidson County, Tennessee, dated February 26, 2014 and recorded on February 28, 2014.

The said Carol Ann Bonner having since died intestate on May 18, 2017. Upon her death Brian White succeeded her as duly appointed Sucessor Trustee and is the currenty acting Trustee of The Carol Ann Bonner Trust dated February 26, 2014.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 15, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2346, Page 291, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3703 Tibbs Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 my/our hand(s) this the 17th DAY OF JULY, 2020.

The Carol Ann Bonner Trust dated February 26, 2014.

BY: _____
Brian White
Successor Trustee

STATE OF Washington
COUNTY OF Thurston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN WHITE, SUCCESSORS TRUSTEE of the CAROL ANN BONNER TRUST DATED FEBRUARY 26, 2014., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of July, 2020.

_____
Notary Public
My Commission Expires: 7-21-2021
(SEAL)

KARLA MAE ALCARAZ
NOTARY PUBLIC #194210
STATE OF WASHINGTON
MY COMMISSION EXPIRES
07-21-21

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212