WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-8464

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 462680 DEEDWARR
08/24/2020 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200824-0095290

ADDRESS NEW OWNER
Valeria Barisic
7124 Somerset Farms Dr.
Nashville, TN 37221

SEND TAX BILLS TO
Cardinal Financial Company Limited Partnership
3701 Arco Corporate Drive
Suite 200
Charlotte NC 28273

MAP/PARCEL
141-07-0B-083.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GEORGE MICHAEL MOMIROVIC AND SARAH MARIE MONROE MOMIROVIC, HUSBAND AND WIFE, AS JOINT TENANTS** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **VALERIA BARISIC, AN UNMARRIED WOMAN** ("Grantee" herein), her heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32, as shown on the map entitled the First Revision of Somerset Farms, Section Three, a Planned Unit Development, of record in Book 7900, page 741, 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 GEORGE MICHAEL MOMIROVIC AND SARAH MARIE MONROE MOMIROVIC, HUSBAND AND WIFE, AS JOINT TENANTS by deed from LYNDON H. ALMON AND WIFE, JENNIFER HARPER ALMON, of record in Instrument No. 20170510-0046372, dated May 10, 2017, said Register's Office.

This is improved property known as: 7124 Somerset Farms Dr., Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her heirs and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors 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. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTOR has hereunto set his hands as of this 21st day of August, 2020.

WHEN RECORDED RETURN TO
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George Michael Momirovic
By: [signature] his attorney in fact
GEORGE MICHAEL MOMIROVIC
BY: PAUL SOPER, HIS ATTORNEY-IN-FACT

Sarah Marie Monroe Momirovic
By: [signature] her attorney in fact
SARAH MARIE MONROE MOMIROVIC
BY: PAUL SOPER, HER ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAUL SOPER**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **GEORGE MICHAEL MOMIROVIC AND SARAH MARIE MONROE MOMIROVIC** as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said **GEORGE MICHAEL MOMIROVIC AND SARAH MARIE MONROE MOMIROVIC**.

Witness my hand and seal at Nashville, TN, this 21st day of August, 2020.

Tricia Ball
Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$340,000.00.**

[signature]
Rachel Marie Collins
CMC

Sworn to and subscribed before me this 21st day of August, 2020.

Rachel Marie Collins
Notary Public

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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.

C. M. C.

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.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

