Karen Johnson Davidson County
Batch# 479685 **DEEDWARR**
09/21/2020 10:10:53 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20200921-0107710

WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: DEC. 13, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark A. Hilton Wendy Winer	**New Owner**	103 14 0A 074.00
(NAME)	(NAME)	
4500 Post Rd., H74		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,**Caitlin Judith Spencer Zlokovich married, and George Christian Spencer and Lisa Lynn Spencer, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark Hilton, an unmarried man and Michelle Winer, an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. H-74 in a Horizontal Property Regime which is located on Plat of The Hillwood, (a condominium), of record in Book 5200, page 43, and revised in Book 6250, page 503, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to George Christian Spencer and wife, Lisa Lynn Spencer and Caitlin Judith Spencer, unmarried, all as tenants in common with rights of survivorship, by Quitclaim Deed from Caitlin Judith Spencer, unmarried, dated 9/7/2018 and recorded 10/4/2018 in Instrument No. 20181004-0098844; and being the same property previously conveyed to Caitlin Judith Spencer, unmarried, by Quitclaim Deed from George Christian Spencer and wife, Lisa Lynn Spencer, dated 9/7/2018 and recorded 9/13/2018 in Instrument No. 20180913-0091046; and being the same property previously conveyed to George Christian Spencer and wife, Lisa Lynn Spencer and Caitlin Judith Spencer, unmarried, all as tenants in common with rights of survivorship, by Warranty Deed from Joan Mehlman, married, dated 9/1/2017 and recorded 9/7/2017 in Instrument No. 20170907-0092142, in the Register's Office of Davidson County, Tennessee.

The said Caitlin Judith Spencer has since married and is now known as Caitlin Judith Spencer Zlokovich. Her husband, Matthew Alexander Zlokovich herein joins to convey any and all right and interest he may have; especially his marital rights.

Subject to Taxes for 2020 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4500 Post Rd., H74, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 11th day of September, 2020.

Caitlin Judith Spencer Zlokovich

George Christian Spencer

Lisa Lynn Spencer

Matthew Alexander Zlokovich

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caitlin Judith Spencer Zlokovich, George Christian Spencer, Lisa Lynn Spencer and Matthew Alexander Zlokovich, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of September, 2020.

Notary Public Jennifer A. Hoffman
My Commission Expires: 6/19/2023

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

File No.: 20202370