Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2977

Karen Johnson Davidson County
Batch# 498735 DEEDWARR
10/20/2020 09:51:59 AM 2 pgs
Fees: $13.00 Taxes: $734.27
20201020-0121822

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of October, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emily Rose Doyle 414 Rosedale Avenue Apt 209 Nashville, TN 37211	New Owner	105-16-0C-058.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Larsen Vojnic Zelic and Durdica Vojnic Zelic, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily Doyle, an unmarried woman

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414210, Building No. C-2, as shown on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts Ct and C2 on the Third Amendment to the Declarations, of record in Instrument No. 201605240051837, said Register's Office, for a more complete identifcation and description of such Unit.

Being the same property conveyed to Larsen Vojnic Zelic and Durdica Vojnica Zelic, husband and wife by Warranty deed from James L. Parker, III and Thoma Parker, husband and wife of record in Instrument No. 20200707-0073015 Register's Office for Davidson County, Tennessee, dated July 06, 2020 and recorded on July 07, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 414 Rosedale Avenue, Apt 209, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of October, 2020.

Larsen Vojnic Zelic

Durdica Vojnic Zelic

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Larsen Vojnic Zelic and Durdica Vojnic Zelic** 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 the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of October, 2020.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(Notary Seal)

Notary Public
My Commission Expires: 5.23.23