Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21020029

LEWIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 17th DAY OF February, 20 21.

NOTARY PUBLIC

My Commission expires: 8/27/22

Address of New Owner
Mirsad Smajlovic
558 Thomas Jefferson Circle
Madison, TN 37115

Send Tax Bills To:
Same

Tax Information:
034-05-0A-058.00 CO

Karen Johnson Davidson County
Batch# 575223 DEEDWARR
02/22/2021 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $506.90
20210222-0021427

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Gwendolyn J. Doughten, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mirsad Smajlovic, unmarried man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 58 on the Plan of Monticello Manor, a Planned Unit Development, of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.

Being the same property conveyed to Gwendolyn J. Doughten, unmarried, by Warranty Deed from Lindy K. Hunter, unmarried, dated 07/20/1999 and recorded on 07/22/1999 at Book 11583, Page 475, Register's Office for Davidson County, Tennessee.

This is property generally located:
558 Thomas Jefferson Circle, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens contained in an instrument of record in Book 6643, Page 958, said Register's Office.
4. By-Laws of record in Book 6643, Page 950, Book 11259, Page 994, and Instrument No. 20050228-0021548, said Register's Office.
5. Easement(s) of record in Instrument No. 20140114-003779, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Gwendolyn J. Doughten** has/have caused this instrument to be executed, this the 17 day of Feb, 2021.

Gwendolyn J. Doughten By
Merilee Doughten Scott Atty in Fact

Gwendolyn J. Doughten
By: Merilee Doughten Scott, Atty-in-fact
Record Book _____, Page _____, RODCT
202102220021426

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Merilee Doughten Scott**, Attorney-in-fact, acting on behalf of **Gwendolyn J. Doughten**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in behalf of **Gwendolyn J. Doughten**, and who acknowledged that she executed the same as the free act and deed of **Gwendolyn J. Doughten**.

This the 17 day of Feb, 2021.

My commission Expires: 4/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 21020029

STATE OF TENNESSEE
COUNTY OF CEHATHAM

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1) The undersigned, Merilee Doughten Scott, is the appointed Attorney-in-Fact for Gwendolyn Doughten as authorized by Durable Power of Attorney of record at Instrument No. 202102220021426, Register's Office for Davidson County, Tennessee.
2) That the document to which this affidavit is exhibited was executed by the undersigned as Attorney-in-Fact for the principal thereon shown.
3) That the execution is proper and within the scope of the Power of Attorney reference in the instrument.
4) That at the time of execution of said document the Affiant had no knowledge or notice that the termination of the Power of Attorney, either by revocation or by the principal's death, disability or incapacity.
5) That at the time of execution of said document/documents there has not been any actions for conservatorship filed against the principal.

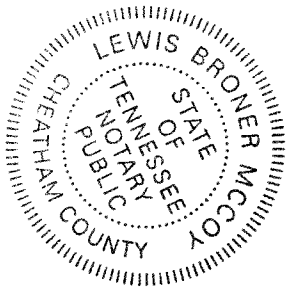
Further the Affiant saith not.

References to the singular include the plural, when applicable.

MERILEE DOUGHTEN SCOTT
AFFIANT

Sworn to and subscribed before me this the 17, day of Feb, 2021.

NOTARY PUBLIC
My Commission expires: 8/27/22



True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 17th day of February, 2021.

Kara Krantz

Notary's Signature

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY