Karen Johnson Davidson County
Batch# 592263 **DEEDWARR**
03/15/2021 02:44:34 PM 2 pgs
Fees: $13.00 Taxes: $1,809.30

20210315-0034126

WARRANTY DEED

KARA L. WALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

B-C-21-4044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Zeljko Radic and Tanya C. Radic	New Owner	
(NAME)	(NAME)	**064-03-0A-009.00-CO**
4044 Brandywine Pointe Blvd		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **DEBORAH STORY LOCKE, EXECUTRIX OF THE ESTATE OF MINTA C. JACKSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZELJKO RADIC AND TANYA C. RADIC, HUSBAND AND WIFE,** 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. 79 on the Plan of Revised Plat of Brandywine Pointe, Phase One, Section 1 of record in Plat Book 7900, Page (s) 170-172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Minta C. Jackson, unmarried, by Warranty Deed from Eric A. Stevens, married, and Darlene Stevens of record in Instrument No. 20040809-0095743, re-recorded in Instrument Number 20040812-0097512 Register's Office for Davidson County, Tennessee, dated August 06, 2004 and recorded on August 09, 2004. Minta C. Jackson having become deceased on or about December 8, 2020, leaving her Last Will and Testament filed in Probate Case No. 20P2189, Chancery Court of Davidson County, Tennessee, naming Deborah S. Locke as Executor and sole-heir. Said Probate does not appear to be closed.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Page (s) 170-172, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8120, Page 170, amended in Book 8671, Page 484 and Book 9010, Page 627, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8120, Page 170 and Book 10721, Page 835, in the Register's Office for Davidson County, Tennessee.
- Land Lease for Clubhouse of record in Book 9128, Page 615, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Number 20151207-0122778, in the Register's Office for Davidson County, Tennessee.
- Charter for Brandywine Pointe Dock Association of record in Book 8637, Page 563, in the Register's Office for Davidson County, Tennessee.
- Restriction for Boat Dock of record in Book 8659, Page 379, Book 9145, Page 957, Book 9576, Page 846 and Book 9776, Page 427, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 9013, Page 39 and Book 9117, Page 77, in the Register's Office for Davidson County, Tennessee.
- Easement for Parking and Ingress and Egress for Boat Dock of record in Book 11108, Page 555, in the Register's Office for Davidson County, Tennessee.
- PUD Boundary of record in Plat Book 7900, Page 156, 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: **4044 Brandywine Pointe Blvd, Old Hickory, Tennessee 37138**.

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 10th DAY OF MARCH, 2021.

Estate of Minta C. Jackson

BY: Deborah Story Locke
Deborah Story Locke
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH STORY LOCKE, EXECUTRIX of the ESTATE OF MINTA C. JACKSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th of March, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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