Karen Johnson Davidson County
Batch# 603938 DEEDWARR
03/31/2021 11:41:30 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20210331-0042298

Name and Address of New Owner:
Peter Filipovic and Bridget Filipovic
4133 Alva Lane
Nolensville, TN 37135

Send Tax Statements To:
~~Peter Filipovic and Bridget Filipovic~~
~~New Owners~~
Ally Bank
440 South church st.
Charlotte, NC 28202

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-21020521

Map and Parcel: 187 09 0A 160.00-CO

WARRANTY DEED

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, **Ryan Thomas and Ashley Thomas, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Peter Nick Filipovic and Bridget Filipovic, husband and wife,** 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:

Land in Davidson County, Tennessee, and being all of Lot No. 160, Phase Seven, Burkitt Village SP Subdivision, according to survey and plat of same appearing of record in Instrument No. 20170210-0014146, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Ashley Thomas and Ryan Thomas, wife and husband by Warranty Deed filed for record on November 15, 2017 in Instrument Number 20171115-0117475, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Burkitt Village of record in Instrument Number 20161130-125373, Instrument Number 20161130-0125372, Instrument Number 20161118-0122035, Instrument Number 20161118-0122034, Instrument Number 20150227-00117002 and Instrument Number 20130717-0074035; All matters as set forth in Instrument Number 20170210-0014146; Easements and Agreements of record in Instrument Number 20140509-0039932, Instrument Number 20150713-0067951 and Instrument Number 20121029-0098753; County of Davidson taxes for the year 2021 and subsequent years, a lien not yet ascertainable, due or payable, said all Register's Office of Davidson County.

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, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4133 Alva Lane, Nolensville, TN 37135

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 assigns, 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 our hand this 29th day of March, 2021.

Ryan Thomas

Ashley Thomas

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Thomas and Ashley Thomas with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th of March, 2021.

Notary Public
My Commission Expires: 4/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $430,000.00.

Affiant Signature

Subscribed and sworn to before me, this 29th day of March, 2021.

Notary Public
My Commission Expires: 10·20·2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 5-30-2021