WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-11625-DJ

Warranty Deed

Karen Johnson Davidson County
Batch# 624493 DEEDWARR
04/28/2021 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,264.40
20210428-0056675

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $612,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2021.

Notary Public

My commission expires: 11-6-2024

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JIM MYERS

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Goran Antic and Sanja Antic	Primary Residential Mortgage, Inc. c/o First American	105-07-4W-001.00-CO
1555 Timber Ridge Dr ~~527A Moore Avenue~~	1795 International Way	
Brentwood, 37027 ~~Nashville, TN 37203~~	Idaho Falls, ID 83402	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID JOHN ROGERS AND JILL ELIZABETH ROGERS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GORAN ANTIC AND SANJA ANTIC, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 527 Moore Avenue Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 527 Moore Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20190416-0034634, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and ether utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Michael R. Elliott, a single man by Warranty deed from Ivey L. Gray and Janie M. Gray, husband and wife of record in Instrument No. 20180905-0088020 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 05, 2018.

Being a portion of the same property conveyed to The MC2 Group, Inc., Tennessee Corporation by Warranty deed from Michael R. Elliott, unmarried of record in Instrument No. 20190416-0034623 Register's Office for Davidson County, Tennessee, dated April 03, 2019 and recorded on April 16, 2019.

Being the same property conveyed to David John Rogers and Jill Elizabeth Rogers, husband and wife by Warranty deed from The MC2 Group, Inc., a Tennessee corporation of record in Instrument No. 20200310-0026759 Register's Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on March 10, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 527A Moore Avenue, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of April, 2021.

David John Rogers

Jill Elizabeth Rogers

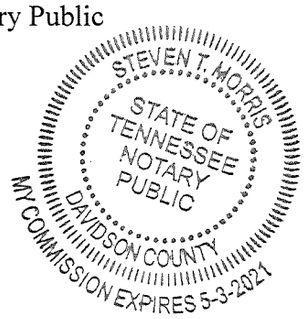
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David John Rogers and Jill Elizabeth Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of April, 2021.

Notary Public

My Commission Expires: 5-3-21



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM