Karen Johnson Davidson County
Batch# 648302 DEEDWARR
06/02/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210602-0074190

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No. TR-21-731

JORDYN SCHUMM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 1/22/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Goran Bojic and Snjezana Bojic	Goran Bojic	
(NAME)	(NAME)	
400 Herron Drive #303	261 Glenda Ct.	105-12-0B-043.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Pleasant View, TN 37146	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Justin H. Gowdy, an single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Goran Bojic and Snjezana Bojic, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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, being Unit 303 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record In Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696 and 20180530-0051643, Register's Office for said County. to which reference is hereby made. The easements, restrictive covenants, conditions and regulations Imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Reglsters Office, are incorporated hereby reference and made a part of the same as though coped herein for a more complete identification and description of said Unit.

Being the same property conveyed to Justin H. Gowdy, a single man by Warranty deed from Alloy, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180706-0065453 Register's Office for Davidson County, Tennessee, dated July 03, 2018 and recorded on July 06, 2018.

This is property more commonly known as 400 Herron Drive #303, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 this 28th day of May, 2021.

Justin H. Gowdy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2021, before me personally appeared Justin H. Gowdy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2021.

Notary Signature
My commission expires: 1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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.

Emily Manno

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Emily Manno who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23.

Notary's Seal (If on paper)

