THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210535027

Karen Johnson Davidson County
Batch# 650254 **DEEDWARR**
06/07/2021 09:06:37 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20210607-0075643

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $435,000.00.

Kathy Burns
Affiant

Subscribed and sworn to before me, this 4th day of June, 2021.

Notary Public
My Commission Expires: 12-08-24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jamie Starling and Kathryn Starling	Renasant Bank	Tax Parcel ID No.
9448 Kaplan Avenue	2001 Park Place North, Ste. 150	181 07 0A 078.00 -CO
Brentwood TN 37027	Birmingham, AL 35203	

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 of which is hereby acknowledged, **Edin Plancic and Emina Plancic, husband and wife** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **James Starling and Kathryn Starling, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Autumn View Formerly Brinkley Property Subdivision, Phase One, of record in Instrument No. 20171117-0118274 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edin Plancic and Emina Plancic, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20190417-0035106, in the Register's Office of Davidson County, Tennessee, dated April 16, 2019 and recorded on April 17, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Autumn View Formerly Brinkley Property Subdivision Phase One, as recorded in Instrument No. 20171117-0118274.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171120-0119163.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160706-0069069.

This is improved property located at 9448 Kaplan Avenue Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2021.

Edin Plancic

Emina Plancic

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edin Plancic and Emina Plancic, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2021.

Notary Public
My Commission Expires: _____

