Karen Johnson Davidson County
Batch# 654733 DEEDWARR
06/11/2021 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,600.62
20210611-0078890

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Magnus Fleming Ashlye Fleming 324 A Queen Ave Nashville, TN 37207	United Wholesale Mortgage 585 South Boulevard East Pontiac, MI 48341	071-08-0F-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Luka Milicevic, married, and Devan McClish, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Magnus Fleming and Ashlye Fleming, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, together with common area as established by Declaration of Covenants, Conditions and Restrictions for Homes at 324 Queen Avenue of record in Instrument Number 20170308- 0022743 and being shown on Plat attached thereto as Exhibit "C" 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 Luka Milicevic and Devan McClish, by deed dated May 7, 2018 and recorded May 8, 2018, from Luka Milicevic, of record in Instrument Number 20180508-0043917, Register's Office for Davidson County, Tennessee.

Property Address: 324 Queen Avenue, Unit A, Nashville, TN 37207

The within-named property was never the marital residence of the Grantors.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of June, 2021.

X _____ (SEAL)
Luka Milicevic

X _____ (SEAL)
Devan McClish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2021, before me personally appeared Luka Milicevic and Devan McClish, 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 7th day of June, 2021.

Notary Signature
My commission expires: 07-03-2023

MATTHEW ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $432,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of June, 2021.

Notary Public
My commission expires:
File No. 2021-530

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

True Copy Certification

I, **Angie Lawless**, 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

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022