Karen Johnson Davidson County
Batch# 657720 DEEDQC
06/16/2021 10:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210616-0081243

This instrument prepared by:
First American Title

4795 Regent Blvd
Irving, Texas 75063
(877)624-2636

File No.: **1185484LV**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 3/24/21, by and between **MILOVAN STARCEVIC, A MARRIED MAN, WHO ACQUIRED TITLE AS UNMARRIED**, party of the first part, and **MILOVAN STARCEVIC AND SVETLANA STARCEVIC, HUSBAND AND WIFE AS JOINT TENANTS,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **Warranty Deed** Deed of record in: Book N/A, Page No. N/A or **Instrument No.: 20140521-0043819** in said Registor's office.

The property is improved with an address of: **7277 CHARLOTTE PIKE 218, NASHVILLE, Tennessee 37209-5042**

X The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

MILOVAN STARCEVIC

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, Rodrigue Turner (name of notary public), Milovan Starcevic, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 3/26/21.

Notary Public

My Commission Expires: 2/26/24

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

Affiant

Subscribed and sworn to before me this the 3/26/21.

Notary Public

My Commission Expires: 2/26/24

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
114 08 0C 043.00

NAME AND ADDRESS OF A PROPERTY OWNER:
MILOVAN STARCEVIC AND SVETLANA STARCEVIC
7277 CHARLOTTE PIKE 218
NASHVILLE, Tennessee 37209-5042

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
MILOVAN STARCEVIC AND SVETLANA STARCEVIC
7277 CHARLOTTE PIKE 218
NASHVILLE, Tennessee 37209-5042

Exemption Code: No oath of value shall be required in any transaction that is exempt from tax **T.C.A. 67-4-409(a)(5)**

EXHIBIT 'A'

File No.: **1185484LV (TB)**

Property: **7277 CHARLOTTE PIKE 218, NASHVILLE, TN 37209-5042**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 40 ON THE PLAN OF WEST PARK PHASE 1 AS ESTABLISHED BY A MASTER DEED FOR WEST PARK HOMEOWNERS ASSOCIATION, INC., OF RECORD AS INSTRUMENT NO. 20040304-0024541 AS AMENDED BY FIRST AMENDMENT AND SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BY-LAWS FOR WEST PARK HOMEOWNERS ASSOCIATION, INC. OF RECORD AS INSTRUMENT NO. 20040221-0151636, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND AS SET OUT IN THE PLAN OF WEST PARK PHASE 2, OF RECORD IN INSTRUMENT NO. 20041112-0136248, TO WHICH PLAN REFERENCE IS HEREBY MADE.

A.P.N. 114 08 0C 043.00

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO MILOVAN STARCEVIC,UNMARRIED FROM PAUL BLALOCK AND CHASITY BLALOCK, HUSBAND AND WIFE, BY DEED DATED MAY 16, 2014 AND RECORDED MAY 21, 2014 IN/AS INSTRUMENT NO. 20140521-0043819 OF OFFICIAL RECORDS

True Copy Certification

I, Monica Cotto, 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 Monica Cotto

State of Texas

Count of Dallas

Personally, appeared before me, Allyn Morgan, notary public for this county and state, appeared Monica Cotto, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Allyn Morgan - Notary's Signature

My Commission Expires: 06/23/2024

Notary Seal

