Karen Johnson Davidson County
Batch# 666718 DEEDQC
06/28/2021 12:03:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210628-0087233

QUITCLAIM DEED

CF-TN-172745 (QD)

MAIL RECORDED DEED TO:

JOVICA DJURDJEVIC
TAMARA LYNN DJURDJEVIC
231 THOMPSON PARK DRIVE
NASHVILLE, TN 37211

OWNER (SEND TAX BILLS TO):

JOVICA DJURDJEVIC
TAMARA LYNN DJURDJEVIC
231 THOMPSON PARK DRIVE
NASHVILLE, TN 37211

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOVICA DJURDJEVIC and TAMARA LYNN DJURDJEVIC, husband and wife, GORDANA DJURDJEVIC and MILAN DJURDJEVIC, husband and wife (herein, "Grantor"), whose address is 231 Thompson Park Drive, Nashville, TN 37211, hereby bargains, sells, remises, releases, quit claims and conveys to JOVICA DJURDJEVIC and TAMARA LYNN DJURDJEVIC, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 231 Thompson Park Drive, Nashville, TN 37211, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 231 Thompson Park Drive, Nashville, TN 37211

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 119-10-0B-013.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 10 day of June, 20 21.

GRANTOR:

JOVICA DJURDJEVIC

STATE OF TN
COUNTY OF Davis

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JOVICA DJURDJEVIC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of June, 20 21.

[Affix Notary Seal]

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY

Derek Truelove
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3 4 24

GRANTOR:

TAMARA LYNN DJURDJEVIC

STATE OF TN
COUNTY OF Davis

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, TAMARA LYNN DJURDJEVIC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of June, 20 21.

[Affix Notary Seal]

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY

Derek Truelove
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3 4 24

GRANTOR:

Gordana Djurdjevic

GORDANA DJURDJEVIC

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, GORDANA DJURDJEVIC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/18/25

GRANTOR:

Milan Djurdjevic

MILAN DJURDJEVIC

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MILAN DJURDJEVIC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2021.

[Affix Notary Seal]

STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

M.D. 5/22/21

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/18/25

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Dav

The actual consideration for this transfer is $0.00.

Grantee:

Grantee signature: _____
JOVICA DJURDJEVIC

Subscribed and sworn to under oath before me, this 10 day of June, 2024 by JOVICA DJURDJEVIC.

_____
SIGNATURE OF NOTARY PUBLIC Derek Truelove
My commission expires: 3.4.24

[Affix Notary Seal]

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Grantee:

Grantee signature: tamara djurdjevic
TAMARA LYNN DJURDJEVIC

Subscribed and sworn to under oath before me, this 10 day of June, 2024 by TAMARA LYNN DJURDJEVIC.

_____
SIGNATURE OF NOTARY PUBLIC Derek Truelove
My commission expires: 3.4.24

[Affix Notary Seal]

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 13 ON THE PLAN OF 100 THOMPSON, A HORIZONTAL PROPERTY REGIME PLANNED UNIT DEVELOPMENT ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20180207-0012545; AS AMENDED IN INSTRUMENT NO. 20180412-0034489 AND INSTRUMENT NO. 20181207-0119643, ESTABLISHING HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS; AS FURTHER AMENDED BY INSTRUMENT NO. 20190416-0034865 AND INSTRUMENT NO. 20190416-0034867, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY, UNIT AS DEPICTED ON THE SITE PLAN SHOWN AS EXHIBIT "B" IN SAID DECLARATION, TOGETHER WITH INTEREST IN COMMON AREA.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20190910-0091294, on September 10, 2019.

PIN NO: 119-10-0B-013.00 CO

STREET ADDRESS: 231 Thompson Park Drive, Nashville, TN 37211

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** 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 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY