Karen Johnson Davidson County
Batch# 698681 DEEDWARR
08/17/2021 09:33:08 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20210817-0110813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th **DAY OF** July, **2021.**

Notary Public

MY COMMISSION EXPIRES: 11/9/24

(AFFIX SEAL)

ANNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-08-2024

06-NSH21-02228

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mladen Antonov 543 Drake Ave Nashville, TN 37211	Total Quality Financial, Inc. 7700 Irvine Center Drive, Suite 800 Irvine, CA 92618	133 01 0 345.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anna J Scurlock, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mladen Antonov, Unmarried**, hereinafter called the Grantees, their successors 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 and being lot No. 2-B on the plan of Zone Lot Division Resubdivision of Lots 1, 2, 3, & 4 on the Resubdivision of Lots 39 & 40, H. G.Mcnabb Sub'd as of record at Book 6250, Page 546, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed Anna J. Scurlock, by Quit Claim Deed from Ted T. Scurlock, of record in Instrument No. 20060504-0051620, in the Register's Office of Davidson County, Tennessee, dated January 03, 2005 and recorded on May 04, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 543 Drake Ave, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Return to.
Rudy Title and Escrow, LLC

WITNESS my hand this 29th day of July, 2021

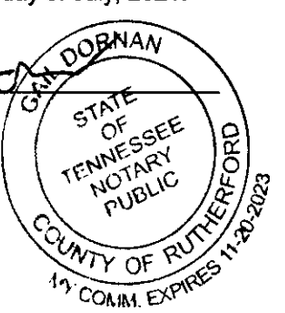
Anna J Scurlock

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Anna J Scurlock, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 29th day of July, 2021.

Notary Public at Large



My commission expires:_____