WARRANTY DEED

Karen Johnson Davidson County
Batch# 704623 DEEDWARR
08/25/2021 12:55:23 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20210825-0114903

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

MJ-5PTS-21-163

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mislav Jukic	**CMG Mortgage Inc.**	
(NAME)	(NAME)	**075-08-0A-057.00-CO**
163 Brooke Castle Dr	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOGAN IRONS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MISLAV JUKIC, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 163 in the Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Plat Book 6250, Page 156, as amended in Book 6250, Page 627, as corrected in Book 6680, Page 905, re-recorded in Book 6727, Page 762, as amended in Book 6250, Page 691, as corrected in Book 6919, Page 571, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Logan Irons, married man by Warranty deed from Daniel Upchurch, a married man of record in Instrument No. 20181115-0112746 Register's Office for Davidson County, Tennessee, dated November 13, 2018 and recorded on November 15, 2018.

The property described herein has never been the principal place of residence of the grantor or the grantor's spouse.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 6250, Page 156, amended in Book 6250, Page 627, Book 6680, Page 905, Book 6727, Page 762, Book 6919, Page 571 and Book 6250 Page 691 , Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property regime of Brooke Castle Condominiums Homeowners Association, and recorded in Book 6519, Page 747, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 10007, Page 272 and Book 10093, Page 527, in the Register's Office for Davidson County, Tennessee.
- Charter of Brooke Castle Condominiums Homeowner's Association of record in Book 6519, Page 739, amended in Book 7570, Page 312 and Book 7866, Page 374, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Brooke Castle Condominiums Homeowner's Association of record in Book 6883, Page 759, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Cumberland Water Company, as set forth of record in Book 4106, Page 812 and Book 4106, Page 816, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Metropolitan Government of Nashville of record in Book 6634, Page 229, in the Register's Office for Davidson County, Tennessee.
- Easement for retention basin of record in Book 6513, Page 857, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **163 Brooke Castle Dr, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 31st DAY OF AUGUST, 2021.

Logan Irons

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN IRONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of August, 2021.

Notary Public
My Commission Expires: 4/1/22
(SEAL)

RANDALL J. RUDER
Notary Public, State of New York
No. 01RU5058113
Qualified in Westchester County
MY COMMISSION EXPIRES 04/01/2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212