Karen Johnson Davidson County
Batch# 731897 DEEDWARR
10/08/2021 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20211008-0135542

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **379,900.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2021

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tedi Cvitkovic	United Wholesale Mortgage, LLC	MAP
216 Fairmont Court	585 South Blvd. E.	PARCEL 104-06-0M-016.00-CO
Nashville, TN 37203	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Brad Wear and wife, Kathy Wear**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tedi Cvitkovic and Hollie Cvitkovic, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, being Unit B-10, Fairmont court Condominiums, as shown on plat of record in plat Book 6250, Page 825, amended in plat Book 6900, Page 98, as established in master deed recorded in Book 6686, Page 708, Book 6712, Page 125, Book 6774, Page 221, Book 6823, Page 962 and Book 6893, Page 62, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Brad Wear and wife, Kathy Wear by Warranty deed from Prakash Raghothamachar, a married man of record in Instrument No. 20120816-0073372 Register's Office for Davidson County, Tennessee, dated July 18, 2012 and recorded on August 16, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **216 Fairmont Court, Nashville, TN 37203.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness our hand(s) this the 5 day of October, 2021.

Kathy Wear
Kathy Wear

Brad Wear by Kathy Wear
Attorney in Fact
Brad Wear by Kathy Wear, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 5th day of October, 2021.

My Commission expires Jan 8 2024

Notary Public

DAVIDSON COUNTY, TENNESSEE R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathy Wear** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Brad Wear**, as his Attorney in Fact, as the free act and deed of the within named **Brad Wear**.

Witness my hand and official seal this the 5th day of October, 2021.

My Commission expires Jan 8 2024

Notary Public

DAVIDSON COUNTY, TENNESSEE R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC

Certificate of Authenticity

I, Mark B. Leedom, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

10/5/21.
Date

Affiant Signature

10/5/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of October, 2021.

Notary's Signature

My Commission Expires: 10/2/2023
Date

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023