When recorded, return to:
American Title & Escrow Services
1537 Franklin Road, #202
Brentwood, TN 37027
File Number: 21419

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-14142-RL-s

Karen Johnson Davidson County
Batch# 739021 DEEDWARR
10/19/2021 10:33:06 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20211019-0140162

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$415,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2021.

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN. 26. 2025

Notary Public
My Commission Expires: 1/26/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy Blake Cothran 2032 Delaware Drive Nolensville, TN 37135	Timothy Blake Cothran 2032 Delaware Drive Nolensville, TN 37135	072 11 0 463.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Ljubinka Burdalic, a widow, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Timothy Blake Cothran, an unmarried man, hereinafter called the Grantee(s), his/her/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 Lot No. 15 on the Plan of Sherwood Subdivision of record in Plat Book 1424, Page 51, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rasim Burdalic and wife, Ljubinka Burdalic, by Warranty Deed from Richard E. Hardison and wife, Carey J. Hardison, of record in Instrument No. 20020222-0023259, in the Register's Office of Davidson County, Tennessee, dated February 21, 2002 and recorded on February 22, 2002.

Rasim Burdalic passed away January 17, 2021, leaving the property to his wife, Ljubinka Burdalic.

This is improved property located at: **1808 Sherwood Lane, Nashville, TN 37216**.

This conveyance is made subject to 1) Property taxes for the year **2021**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2021.

GRANTOR:

Ljubinka Burdalic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ljubinka Burdalic, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of October, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22