When recorded, return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane Suite 200
Brentwood, TN 37027
File Number: 20210944

Karen Johnson Davidson County
Batch# 746191 DEEDWARR
10/28/2021 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211028-0145026

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-14128-RL-s

STATE OF TENNESSEE
COUNTY OF Williamson

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00**.

Affiant

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

Notary Public
My Commission Expires: 9-6-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
21Five Homes 8110 Isabella Lane, Suite 200 Brentwood, TN 37027	21Five Homes 8110 Isabella Lane, Suite 200 Brentwood, TN 37027	072 11 0 464.00

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,

Jugoslav Burdalic, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

21Five Homes, LLC, 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. 16 on the plan of Sherwood Subdivision of record in 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 Jugoslav Burdalic, An Unmarried Man, by Quitclaim Deed from Jugoslav Burdalic and Nermina Burdalic, who acquired title as husband and wife, now divorced in Docket No. 15D40, of record in Instrument No. 20170815-0083604, in the Register's Office of Davidson County, Tennessee, dated August 09, 2017 and recorded on August 15, 2017.

Being the same property conveyed to Jugoslav Burdalic and wife, Nermina Burdalic, by Warranty Deed from Don Earl Crutchfield and wife, Nancy Carolyn Crutchfield, of record in Instrument No. 20020222-0023252, in the Register's Office of Davidson County, Tennessee, dated February 21, 2002 and recorded on February 22, 2002.

☐ This is improved property located at: **1806 Sherwood Lane, Nashville, TN 37216.**
☐ This is unimproved property located at: **1806 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:

Jugoslav Burdalic

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jugoslav 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 he/she/they 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

202110280145026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/15/21.

Affiant Signature

10/27/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 27 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY