Karen Johnson Davidson County
Batch# 755028 DEEDWARR
11/15/2021 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211115-0151693

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14554-MC

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the ~~5th~~ 9th day of November, 2021.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 03/01/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amish Suchak 158 Shiaway Court Nashville, TN 37217	Colten Mortgage, LLC 6021 S Syracuse Way Ste 104 Greenwood Village, CO 80111	149 02 0F 030.00

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, **Boris Zecevic, a married man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Amish Suchak, 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. 30 on the Plan of Raven's Retreat, formerly Vale Ridge Townhomes as described in Exhibit "B" and the declaration of covenants, conditions and restrictions for Raven's Retreat of record in Instrument No. 20120606-0049599, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Boris Zecevic, unmarried man by Warranty Deed from J2K Builders, LLC, Tennessee Limited Liability Company of record in Instrument No. 20151009-0103407 in the Register's Office of Davidson County, Tennessee, Dated October 09, 2015 and recorded on October 09, 2015.

Christy Bantong joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **158 Shiaway Court, Nashville, TN 37217**.

This conveyance is made subject to 1) Property taxes for the year 2022, 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 5th day of November, 2021.

GRANTOR:

Boris Zecevic

Christy Bantong

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Boris Zecevic and Christy Bantong, 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 5th day of November, 2021.

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Mary 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 11/5/21.
Date

Affiant Signature

11/5/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of November 20 21.

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