Karen Johnson Davidson County
Batch# 765079 DEEDWARR
12/02/2021 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20211202-0159605

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 29th day of November, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maricica Zlavog **Gabriel ZlavogBianca Stefania Zlavog**	**Delmar Financial Company**	**04305004800**
825 Brooks Ave	**1066 EXECUTIVE PARKWAY STE 100**	
Madison, TN 37115	**ST LOUIS, MO 63141**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Cristian Sandu and Rebecca Sandu, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARICICA ZLAVOG AND GABRIEL ZLAVOG, WIFE AND HUSBAND, AND BIANCA STEFANIA ZLAVOG, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIORSHIP

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 Lot No. 2, on the Plan of Resubdivision of Lots 5 thru 1/2 of 8, "Block A" of Crestview Estates, of record in Book 5190, Page 579, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Cristian Sandu and wife, Rebecca Sandu, by Quitclaim Deed from the State of Tennessee, dated June 28, 2007, of record in Instrument No. 20070628-0077544, in the Register's Office for Davidson County, Tennessee.

Further being the same property forfeited to the State of Tennessee by Judgment of Forfeiture of record in Instrument No. 20070212-0017575, and Order of record in Instrument No. 20070212-0017568, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Damian Anter, by Quitclaim Deed from Michael V. Graves, dated December 22, 2006, of record in Instrument No. 20061227-0159097, as corrected in Instrument No. 20070628-007542, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael V. Graves, by Quitclaim Deed from Charles Carter, dated March 8, 1996, of record in Book 10052, Page 357, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charles Carter, unmarried, by Warranty Deed from Roy M. Haines, unmarried, dated December 30, 1994, of record in Book 9566, Page 914, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 825 Brooks Ave, Madison, TN 37115.

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 in 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.

_____ Date: 11-24-2021
Cristian Sandu

_____ Date: 11-24-21
Rebecca Sandu

STATE OF TN

COUNTY OF SUMNER

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

Witness my hand, at office, this 24th day of November, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 10-21-2024

COUNTY OF SUMNER DEBRA PAULSSON TENNESSEE NOTARY PUBLIC

Certificate of Authenticity

I, Renee Scott, 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 11/24/2021.

Date

Affiant Signature

11/29/2021

Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 24th day of November 20 21.

Notary's Signature

My Commission Expires: 10 21 -2024

Date

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER