Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
116164

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #22-0240-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 799667 DEEDWARR
02/03/2022 11:28:57 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20220203-0012883

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Joel McCall	New Owner	
(NAME)	(NAME)	**116-03-0F-040-00-CO**
4638 Waters Edge Way		
(ADDRESS)	(ADDRESS)	
Greenwood, IN 46143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IVICA KRNJIC, A/K/A IVAN KRNJIC, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW JOEL MCCALL** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: *married MJM

A Certain Condominium apartment in Davidson County, Tennessee, being Unit No. 240 on the Plan of Westchase Condominium, Phase II, of record in Book 5200, Page 427, as Supplemented in Book 6250, Page 43, Registers Office for Davidson County, Tennessee, to which plan reference is made for a more complete Description, together with the appurtenant interest in the common elements of Westchase Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 6097, Page 266, amended in Book 6112, Page 677, Book 6341, Page 380 and Book 6866, Page 362, said Registers Office.

NOTE: Legal Description has been revised in accordance to Attorney Affidavit field December 1, 2016 as Instrument Number 20161201-0125953 in Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ivan Krnjic, unmarried by Warranty deed from Mitch Kinder Development LLC, a Missouri Limited Liability Company of record in Instrument No. 20170612-0058466 Register's Office for Davidson County, Tennessee, dated June 01, 2017 and recorded on June 12, 2017.

Aida Krnjic, spouse of Ivica Krnjic a/k/a Ivan Krnjic, is not joining in the conveyance as this was never her homestead property.

This conveyance is subject to:
* Subject to all matters shown on the Plan of record in Plat Book 5200, Page 427, amended in Book 6250, Page 43, Register's Office for Davidson County, Tennessee.
*The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or

upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westchase Condominiumsof record in Book 6097, Page 266, and First Amendment recorded in Book 6112, Page 677, Second Amendment recorded in Book 6341, Page 380, Third Amendment recorded in Book 6866, Page 362, Register's Office for Davidson County, Tennessee.
* By-Laws of Westchase Homeowner's Association Inc of record in Book 6097, Page 319, in the Register's Office for Davidson County, Tennessee.
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **240 Westchase Drive, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 27 day of January, 2022.

Ivica Krnjic a/k/a Ivan Krnjic

STATE OF Florida
COUNTY OF Escambia

On this 27th day of January, 2022, before me personally appeared Ivica Krnjic, a/k/a Ivan Krnjic, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of January, 2022.

Pilar J. Williams
Notary Signature
My commission expires: 23 Sept 2023

PILAR J WILLIAMS
Commission # GG 338011
Expires September 23, 2023
Bonded Thru Budget Notary Services

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204