Karen Johnson Davidson County
Batch# 802912 DEEDWARR
02/09/2022 02:57:04 PM 2 pgs
Fees: $13.00 Taxes: $244.20
20220209-0015164

PREPARED BY (AND RETURN TO):
Wilkins and Ivey Attorneys a

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62411
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nenad Petrovic 1731 Frodo Way Murfreesboro, TN 37128	NEW OWNER

TAX MAP PARCEL NUMBERS: 156010A01600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$66,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald D. Runyeon, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nenad Petrovic**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Revised Amber Hills Subdivision of record in Book 7900, page 377, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald D. Runyeon, married, by Warranty Deed from Ramesh Sharma and wife Rani Sharma and Rajiv Sharma, as joint tenants with the right of survivorship, dated April 9, 2021 and recorded on April 12, 2021 of record in Instrument No. 20210412-0047929, Register's Office for Davidson County, Tennessee. Marital interest does not apply to unimproved property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 7900, page 377, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 8535, page 775, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Amber Hills Homeowners Association of record in Book 8465, page 878, said Register's Office.

This is unimproved property, known as 7949 Amber Hills Lane, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of February, 2022

Ronald D. Runyeon

State of Tennessee

County of Davidson

On this 3rd day of February, 2022 before me the undersigned authority, personally appeared Ronald D. Runyeon, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $66,000.00.

Affiant

Sworn and subscribed before me this 3rd day of February, 2022

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024