QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 809439 DEEDQC
02/22/2022 12:15:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220222-0019933

O-SB-VRG-21-114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (& return to):

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tome Omer Viduka, Jasminka Viduka, and Marina Viduka	**New Owner**	
(NAME) **114 Dry Creek Commons Dr,**	(NAME)	**033-04-0D-107.00-CO**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(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, **TOME OMER VIDUKA, MARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TOME OMER VIDUKA AND WIFE, JASMINKA VIDUKA, AND MARINA VIDUKA, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantees, 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:

Property located it Goodlettsville, Davidson County, Tennessee;

Being Unit 107, of Dry Creek Commons, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, as amended, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Dry Creek Commons, of record in Instrument No. 20200529-0055770, in the Register's Office of Davidson County, Tennessee. Reference is hereby made to the Plat set forth in Exhibit C of said Declaration for the location of the unit described herein, together with the Limited Common Elements and Private Elements appurtenant thereto as described in said Declaration.

Being the same property conveyed to Tome Omer Viduka by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210415-0050212, Register's Office for Davidson County, Tennessee.

Jasminka Viduka, spouse of Tome Omer Viduka, hereby joins in this conveyance and does transfer and convey any and all marital interest she may have n and to the above-described tract or parcel of land.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **114 Dry Creek Commons Dr, Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 16 day of Feb, 2022.

Tome Omer Viduka

Jasminka Viduka

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOME OMER VIDUKA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of February, 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASMINKA VIDUKA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of February, 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

