21-3957

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 823720 DEEDQC
03/17/2022 01:40:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220317-0031264

QUITCLAIM DEED

NEW OWNER:
Andrija Tokic
1209 Old Hickory Blvd.
Nashville, TN 37207

SEND TAX BILLS TO:
New owner

MAP/PARCEL
041 08 0 035.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Melissa M. Prusinski n/k/a Melisse Marie Tokic and Andrija Tokic, wife and husband, hereinafter called the GRANTOR(S), does hereby quitclaim and convey to Andrija Tokic, unmarried, and called the GRANTEE, all right, title and interest, they have in the property:

ALL that certain lot, parcel or tract of land, situate and lying in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Tract of land in the Second Civil District, Nashville, Davidson County, Tennessee as follows:

Beginning at an existing iron pin on the Southwesterly right-of-way of Old Hickory Boulevard at the common comer of the herein described tract and Ira S. Brown, et ex of record in Deed Book 10821, page 955, R.O.D.C, TN, and proceeding as follows: 1) Leaving said Southwesterly right-of-way of Old Hickory Boulevard and with said Ira S. Brown S 47 degrees 56' 56" W 322.67 feet to an iron pin set; thence, 2) S 26 degrees 30' 33" E 128.11 feet to an iron pin set on the Northerly right-of-way of Marydale Drive; thence, 3) With said Northerly right-of-way of Marydale Drive a curve to the right 171.78 feet to an iron pin set; said curve having a central angle of 25 degrees 11' 47", radius 390.63, tangent 87.30, and chord S 76 degrees 05" 21" W 170.40; thence, 4) S 88 degrees 41' 15" W 88.18 feet to an iron pin set; thence, 5) Leaving said Northerly right-of-way of Marydale Drive and with G. Gilbert Lowe Subdivision of record in Document No. 20000920-0093639 R.O.D.C TN a curve to the left 39.03 feet to an existing iron pin: said curve having a central angle of 89 degrees 26' 50", a radius 25.00, tangent 4.76, and chord N 43 degrees 57' 50" E 35.18; thence, 6) N 00 degrees 45' 35" W 279.37 feet to an existing iron pin; thence, 170.58 (the word MINUTES was erroneously inserted here on current Trustee's Deed) N 88 degrees 44' 38" E to a point, thence N 48 degrees 37' 54" E to a point in the Westerly margin of Old Hickory Boulevard, thence, S 41 degrees 22' 06" E 112.79 to the point of beginning containing 2.14 acres more or less.

Being the same property conveyed to Melissa M. Prusinski and Andrija Tokic, wife and husband as joint tenants by Deed dated October 22, 2015 from Wells Fargo Bank, N.A. as trustee for Harborview Mortgage Loan Trust 2007-3, recorded November 10, 2015, in Instrument Number 20151110-0114319, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1209 Old Hickory Blvd., Nashville, TN 37207

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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, the GRANTORS have hereunder set their hand(s) this 10th day of March, 2022.

Melisse Marie Tokic

IN WITNESS WHEREOF, the GRANTORS have hereunder set their hand(s) this 10th day of March, 2022.

Andrija Tokic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Andrija Tokic** whom I am personally acquainted, or who proved on the basis of satisfactory evidence, and who acknowledge that they execute the foregoing instrument for the purposes therein contained, and of their own free act and deed.

WITNESS my hand and official seal this 10th day of March, 2022.

NOTARY

MY COMMISSION EXPIRES: 1/28/26

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Melisse Marie Tokic** whom I am personally acquainted, or who proved on the basis of satisfactory evidence, and who acknowledge that they execute the foregoing instrument for the purposes therein contained, and of their own free act and deed.

WITNESS my hand and official seal this 10th day of March, 2022.

NOTARY

MY COMMISSION EXPIRES: 1/28/26

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TN
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 10th day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY