Karen Johnson Davidson County
Batch# 862803 DEEDWARR
05/25/2022 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220525-0060951

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 9-8-2025

Y-CT-22-2503

THIS INSTRUMENT WAS PREPARED BY
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)
Brandi Cropper	Guaranteed Rate, Inc.	
(NAME) **5117 Foothill Blvd**	(NAME) 1806 W. Cuyler Ave,. Suite 1W	**095-11-0-204.00**
(ADDRESS) **San Diego, CA 92109**	(ADDRESS) Chicago, IL 60613-2541	
(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, **ISAAC BRATKOVICH, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDI CROPPER, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot 19 on the plan of Merry Oaks Subdivision Section II as of record In Book 2133, Page 8, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete description.

LESS AND EXCEPT the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee for right-of-way purposes of record in Book 8766, Page 729, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Anderson Chapman Investments, LLC, a Tennessee limited liability company by Warranty deed from Seg Investments LP, a Tennessee Limited Partnership, as successor in Interest to the David W. Gaw Family Limited Partnership of record in Instrument No. 20190802-0076810 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 02, 2019.

Being the same property conveyed to Isaac Bratkovich by Warranty deed from Anderson Chapman Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20200914-0404605 Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on September 14, 2020.

Subject property was never the said Grantor's primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 8, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2096, Page 1 and Book 3827, Page 808, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8766, Page 729, in the Register's Office for Davidson County, Tennessee.
- Driveway and Utility Easement of record in Instrument Number 20200914-0104604, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2503 Merry Oaks Dr, Nashville, Tennessee 37214**.

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 20th DAY OF MAY, 2022.

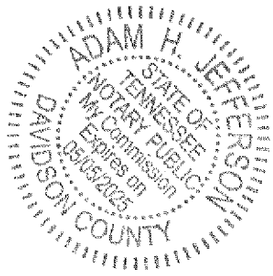
Isaac Bratkovich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ISAAC BRATKOVICH, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



Certificate of Authenticity

I, Robert L. Scruggs, 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 the 20th day of May, 2022

Robert L. Scruggs, Affiant — Date: 5.20.2022

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 20th day of May, 2022

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023