This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $385,000.00.

Affiant

Subscribed and sworn before me this the 11th day of July, 2022.

Notary Public
My commission expires: 5-9-26

Karen Johnson Davidson County
Batch# 890070 DEEDWARR
07/18/2022 10:14:20 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20220718-0081854

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anabel Grace Strianse 3186 Hillsboro Pike Nashville, TN 37215	New Owner	117-07-0B 305.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ARMIN ORUCEVIC AND WIFE, LISA ORUCEVIC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANABEL GRACE STRIANSE, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 305, together with limited common element identified as storage room S-13 and Garage B, on the Horizontal Property Regime for The Claridge, as recorded in the Master Deed of record in Book 5896, page 607, and as shown on plat of record in Plat Book 5800, page 63, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description. Together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Armin Orucevic and wife, Lisa Orucevic, by deed dated 08/08/2019, from Elba Ann Cole, unmarried, of record in Instrument No. 20190815-0081873, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3186 Hillsboro Pike, Nashville, TN 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 11 day of July, 2022.

Armin Orucevic by Jenny West
Armin Orucevic Attorney in Fact
By: Jenny West as Attorney-in-Fact

Lisa Orucevic by Jenny West
Lisa Orucevic Attorney in Fact
By: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 11 day of July, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Armin Orucevic by Specific POWER OF ATTORNEY dated 07/01/2022, and who acknowledged that he executed the same as the free act and deed of Armin Orucevic.

Witness my hand and official seal this 11 day of July, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

On this 11 day of July, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lisa Orucevic by Specific POWER OF ATTORNEY dated 07/01/2022, and who acknowledged that he executed the same as the free act and deed of Lisa Orucevic.

Witness my hand and official seal this 11 day of July, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022