Return to:
Reedy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-EXP-22-705

**Prepared By ~~& Return To~~:**
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4757

Karen Johnson Davidson County
Batch# 953546 **DEEDWARR**
12/20/2022 02:52:00 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20221220-0131539

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

~~Affiant~~

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of December, 2022

Notary Public

Commission Expires: 5/5/2025

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Benjamin Mulaosmanovic<br>4432 Stoneview Dr.<br>Antioch, TN 37013<br>~~705 Albar Dr~~<br>~~Nashville, TN 37221~~ | CalCon Mutual Mortgage LLC dba OneTrust Home Loans<br>3131 Camino Del Rio N, Suite 1680<br>San Diego, CA 92108 | 142-09-0A-041-00-CO |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Donna Sue Chriss-Price, unmarried**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Benjamin Mulaosmanovic, Married**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a part of the Plan of Doral Country Villa Condominiums, Section 2, as of record in Book 4860, Page 122, Register's Office for Davidson County, Tennessee, the part hereby described as follows:

Being Unit No. 54-B on said Plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Doral Country Villa Condominiums, Section 1, as of record in Book 5011, Page 395, and as amended in Book 5015, Page 251, and as made applicable to Section 2, as of record in Book 5048, Page 715, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna Chris Price, unmarried by Warranty deed from Byron Clement Vautier and wife, Linda Mae Vautier of record in Book 10409, page 913, Register's Office for Davidson County, Tennessee, dated March 19, 1997 and recorded on April 08, 1997. Donna Sue Chris Price is AKA Donna Sue Chriss-Price.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 705 Albar Dr, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 16th day of December, 2022.

Donna Sue Chriss-Price

Donna Sue Chriss-Price

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 16th day of December, 2022, before me personally appeared Donna Sue Chriss-Price, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of December, 2022.

Belinda Butler

Notary Signature
My commission expires: 10-22-23

