G#36523-3

BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 977142 DEEDWARR
03/06/2023 10:24:52 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20230306-0015741

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

DM-SH-23-3940

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3RD DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

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)
The 2008 Parker L Wolcott Irrevocable Trust U/A/D January 10, 2008	**New Owner**	
(NAME) **1213 Devens Drive**	(NAME)	**097-02-0A-240.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(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, **MERJEMA MALOVIC, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE 2008 PARKER L WOLCOTT IRREVOCABLE TRUST U/A/D JANUARY 10, 2008,** and any amendments thereto, hereinafter called the Grantee(s), his/her successors in trust, 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 No. 240 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 3B, Revision One of record in Plat at Instrument No. 20120502-0037433, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Merjema Malovic, unmarried, by Warranty Deed from Alan Neely, a married person, by and through his attorney-in-fact, Nancy Cleppe as recorded in Instrument No. 20160628-0065816, of record in Instrument No. 20160628-0065817, Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 28, 2016.

This conveyance is subject to:

Taxes for the year 2023, a lien not yet due and payable.

The Plan of record in Instrument No. 20120502-0037433, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Declaration of Covenants, Conditions and Restrictions of The Villages of Riverwood of record in Instrument No. 20080408-0035557 and Supplemental for Section One, Phase 3B, of record in Instrument No. 20140424-0034614 and further amended in Instrument No. 20170906-0091483, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee.

Conveyance of common area to The Villages of Riverwood Homeowner's Association, Inc., of record in Instrument No. 20170621-0062249, Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easement of record in Book 4586 Page 242, Register's Office for Davidson County, Tennessee.
Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, Register's Office for Davidson County, Tennessee.

Storm Water Drainage Easement of record in Instrument No. 20051219-0152202, Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070713-0083651, Register's Office for Davidson County, Tennessee.

Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20090109-0002452, Register's Office for Davidson County, Tennessee.

Storm Water Drainage Easement Agreement of record in Instrument No. 20100108-0001965, Register's Office for Davidson County, Tennessee.

Storm Water Drainage and Detention Easement Agreement of record in Instrument No. 20100108-0001966 and amended in Instrument No. 20161101-0115412, Register's Office for Davidson County, Tennessee.

Temporary Slope Easement Agreement for Riverwood Village Boulevard of record in Instrument No. 20100108-0001967, Register's Office for Davidson County, Tennessee.

Slope Easement Agreement of record in Instrument No. 20100108-0001968, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument No. 20120320-0023510, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **3940 Hoggett Ford Rd, Hermitage, Tennessee 37076**.

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 3rd DAY OF MARCH, 2023.

Merjema Malovic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MERJEMA MALOVIC, 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 3rd of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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