# WARRANTY DEED

Karen Johnson Davidson County
Batch# 978661 DEEDWARR
03/09/2023 09:17:00 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20230309-0016941

MADELINE HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 12/28/26

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kelly Maclachlan<br>Donald Maclachlan | NEW owner | 181-14-0A-012-00 |
| (NAME)<br>8320 Oak Knoll Drive | (NAME) | |
| (ADDRESS)<br>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 considerations, the receipt of which is hereby acknowledged, I/we **Jasminko Hundur and Dijana Hundur, a married couple,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kelly Maclachlan, an unmarried woman and Donald Maclachlan, a married man, joint tenants with right of survivorship,** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 12, on the Plan of Villas at Concord Place, Phase 1, of record in Instrument No. 20050922-0114218, First Supplemental Declaration recorded in Instrument No. 20060328-0035297, First Supplemental Declaration recorded in Instrument No. 20060501-0049958, Second Supplemental Declaration recorded in Instrument No. 20060731-0092350, amended in Instrument No. 20061228-0160255, Third Supplemental Declaration recorded in Instrument No. 20070130-0012170, Fourth Supplemental Declaration recorded in Instrument No. 20071129-0138690, Scrivener's Affidavit recorded in Instrument No. 20071213-0143550, Fourth Supplemental Declaration recorded in Instrument No. 20080226-0018882, as Corrected in Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jasminko Hundur and Dijana Hundur, a married couple and Alen Hundur, a single man, as joint tenants with rights of survivorship by Warranty Deed from Suraj M. Abraham, dated 05/28/2015, of record in Instrument No. 20150529-0049593, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jasminko Hundur and Dijana Hundur, a married couple by Quitclaim Deed from Alen Hundur, a married man, dated 10/01/2021, of record in Instrument No. 20211011-0136169, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 8320 Oak Knoll Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 8th day of March, 2023.

Jasminko Hundur

Dijana Hundur

**State of TENNESSEE**
**County of** Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jasminko Hundur and Dijana Hundur**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of March, 2023.

Notary Public

My Commission Expires: 1-19-2025

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1630 NW Broad St., Suite 100**
**Murfreesboro, TN 37129**