Karen Johnson Davidson County
Batch# 984156 DEEDWARR
03/23/2023 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,048.21
20230323-0021128

WARRANTY DEED

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $283,300.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/20/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/23/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3184

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Inna Timcovan		147 16 0A 032.00
132 McMurray Circle		
Nashville, TN 37211		

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,

Zdravko Kesic and Sanela Kesic f/k/a Sanela Jasarevic, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Inna Timcovan, unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 32 on the Condominium Site Plan, McMurry Court, of record in Plat Book 6250, Page 230, as amended in Book 6606, Page 144, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Zdravko Kesic and Sanela Jasarevic, by deed dated 1/15/2003, and recorded 1/31/2003, from John W. Seat and Elizabeth Ann Seat, husband and wife, of record as Instrument Number 20030131-0013793, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 132 McMurray Circle Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on March 20, 2023.

ZDRAVKO KESIC

SANELA KESIC f/k/a SANELA JASAREVIC

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Zdravko Kesic and Sanela Kesic f/k/a Sanela Jasarevic, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 20, 2023.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Katie Smith, 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

3/20/23.
Date

Affiant Signature

3/20/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20th day of March, 2023.

Notary's Signature

My Commission Expires: 6/23/25
Date

Notary's Seal (if on paper)

