WARRANTY DEED

Karen Johnson Davidson County
Batch# 991735 DEEDWARR
04/13/2023 09 57 05 AM 2 pgs
Fees $13 00 Taxes $8,325 00

20230413-0027133

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

File #23-PA-4411-B-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
David John Belvedere and Olivia Jadranka Burcul	**New Owner**	
(NAME) **4411 B Soper Avenue**	(NAME)	**132 09 0S 002 00**
(ADDRESS) **Nashville TN 37204**	(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, **CURTIS J. ZAMEC, II AND JANE E. ZAMEC, TRUSTEES OF CURTIS J. ZAMEC, II AND JANE E. ZAMEC REVOCABLE TRUST DATED APRIL 20, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID JOHN BELVEDERE AND OLIVIA JADRANKA BURCUL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No B of 4411 Soper Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4411 Soper Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No 20191127-0122869, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Curtis J Zamec, II and Jane E Zamec, as Trustees of the Curtis J. Zamec, II and Jane E Zamec Revocable Trust under Agreement dated April 20, 2021, by Quitclaim Deed from Curtis J Zamec, II and Jane E Zamec, husband and wife, of record in Instrument No 20211012-0137191, in the Register's Office of Davidson County, Tennessee, dated October 05, 2021 and recorded on October 12, 2021

Being the same property conveyed to Curtis J Zamec, II and Jane E Zamec, husband and wife, by Warranty Deed from Chesnut Infill, GP, a Tennessee General Partnership, of record in Instrument No 20210412-0048620, in the Register's Office of Davidson County, Tennessee, dated April 09, 2021 and recorded on April 12, 2021

This conveyance is subject to
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oak Hill Subdivision No 1, as recorded in Plat Book 547, Page(s) 52

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20191127-0122869

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4236, Page 235.

*Easement for Ingress and Egress, recorded in Instrument No 20130814-0085376
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **4411 B Soper Avenue, Nashville, TN 37204**.

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 10th day of April, 2023

Curtis J Zamec, II and Jane E Zamec Revocable Trust dated April 20, 2021

By: _____
Curtis J Zamec, II, Trustee

By _____
Jane E Zamec, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Curtis J Zamec, II and Jane E Zamec, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they are the Trustees of the Curtis J Zamec, II and Jane E. Zamec Revocable Trust dated April 20, 2021 and that as Trustees they are authorized by the Trust to execute the within instrument as its Trustees and further acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 10th day of April, 2023

_____
Notary Signature
My commission expires 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CRE23-4411-B