Karen Johnson Davidson County
Batch# 995728 DEEDWARR
04/24/2023 03 15 06 PM 2 pgs
Fees $13 00 Taxes $2,812 00

20230424-0030127

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

2023-03-759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000 00

Claire Creighton Willman
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20 day of April, 2023

(Affix Seal) Notary Public

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY and ~~PLEASE RETURN TO~~

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-TAC-23-39

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mirza Begovic and Adnan Begovic 39 Belcaro Circle Nashville, TN 37215	OWNER	Map/Parcel 131-06-0B-027.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beverly Mintmire, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Mirza Begovic and Claire Creighton Willman, a married couple, and Adnan Begovic and Vedka Begovic, a married couple,** hereinafter called the GRANTEES, their heirs and assigns, 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. 27 on the Plan of Burton Hills Village of Foxview Tracts 5, a Portion of Zone Lot II of record in Plat Book 6250, Page 564, 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 Hatton Hardison and Beverly Mintmire, husband and wife by Warranty deed from Mark G Fellers, unmarried of record in Instrument No 20140724-0065777 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 24, 2014 Hatton Hardison having since died as of December 28, 2022, leaving Beverly Mintmire as surviving tenant by the entirety

This conveyance is subject to the following. Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 39 Belcaro Circle, Nashville, TN 37215 .

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 the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out, and it does further covenant and binds herself, her heirs and assigns, 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.

Effective the 20th day of April, 2023:

Beverly Mintmire

Beverly Mintmire

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of April, 2023, before me personally appeared Beverly Mintmire, 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 20th day of April, 2023.

Notary Signature
My commission expires:

