Karen Johnson Davidson County
Batch# 1008170 DEEDWARR
05/26/2023 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20230526-0040001

828Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 19th day of May, 2023.

Notary Public
My Commission Expires: 7/2/24

2023-187

Address of New Owner:	Send Tax Bills to:	Tax Information:
David L. Studer, Jr.	NEW OWNER	
828 Restover Court		108-04-0-136.00
Nashville, TN 37214		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Boris Orsulic, a married man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

David L. Studer Jr., a single man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 324 on the Plan of Larchwood, Section 6 of record in Plat Book 6250, Page 235, 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 Boris Orsulic by Warranty Deed from Red Group, LLC, a Tennessee limited liability company of record in Instrument No. 20171221-0130058 Register's Office for Davidson County, Tennessee, dated December 05, 2017 and recorded on December 21, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is unimproved property located at **0 Restover Court, Nashville, TN 37214.**

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 we do covenant with 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 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 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 our hands this 18th day of May, 2023.

Boris Orsulic

Boris Orsulic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Boris Orsulic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, **Brenda Huntsman**, 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 5/19/23.

Date

Brenda Huntsman

Affiant Signature

5/26/23

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26th day of May, 2023.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

