Send Tax Statements To:
PNC Bank, N.A.
P.O. Box 8800
Dayton, OH 45401-8800

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Bozidar M Martinovich
3411 Whites Creek Pike
Nashville, TN 37207

From Information Furnished By
The Parties

Karen Johnson Davidson County
Batch# 1022994 DEEDWARR
07/06/2023 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20230706-0051499

Map and Parcel 049-14-0A-001.00-CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **NICHOLAS BAKER, A MARRIED MAN**, has this day bargained and sold and does hereby transfer and convey unto, **BOZIDAR M. MARTINOVICH, A SINGLE PERSON,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

Being all of Lot 1, on the Plan of Vista, according to Plat and Survey appearing of record in Instrument Number 20170203-0011914, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Nicholas Baker, a Single Man, by Warranty Deed from Ole South Properties, Inc. a Tennessee Corporation, dated January 31, 2018, appearing of record in Instrument Number 20180207-0012381, of the Register's Office of Davidson County, Tennessee.

Nicholas Baker having since married Sayre Henley Baker. Sayre Henley Baker joins in this conveyance to convey any and all marital interest she has in and to said property.

This conveyance is made subject to Declaration of Covenants, Restrictions, and Conditions, contained in instrument of record in Instrument Number 20170127-0009079; Easement for Sanitary Sewer of record in Book 7573, page 147; Agreement for Sanitary Sewer and/or Storm Drainage of record in Book 7492, page 486; Memorandum of Lease of record in Book 10792, page 432 and Amended in Instrument Number 20100113- 0003170; Assignment and Assumption Agreements of record in Book 11520, page 638 and 653; Stormwater Detention Agreement appearing in Instrument Number 20140811-00720016, and to any and all matters shown on said Plat and Survey of record in Instrument Number 20170203-0011914, all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **BOZIDAR M. MARTINOVICH, A SINGLE PERSON,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of June, 2023.

Nicholas Baker

Nicholas Baker

Sayre Henley Baker

Sayre Henley Baker

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Nicholas Baker and Sayre Henley Baker, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 30th day of June, 2023.

SOPHIE CALLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Sophie Callis

NOTARY PUBLIC
My Commission Expires: 6/28/25

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $660,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 30th day of June, 2023.

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

NOTARY PUBLIC
My Commission Expires:

True Copy Certification

I, **Tonya Cherry,** 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 this the 30 day of June, 2023.

Affiant Signature
Date 6-30-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

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