Karen Johnson Davidson County
Batch# 1056403 DEEDWARR
10/03/2023 09:33:23 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20231003-0077541

Box 14
36896-4
Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jordan Langston Ward	Pinnacle Bank	Parcel ID: 142-01-0A-099.00-CO
(NAME) 8207 Sawyer Brown Road, #O5	(NAME) 150 3rd Avenue South, Ste 1000	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mick M. Markotich, an unmarried man, Mia Vlajic, an unmarried woman, and Dragisa Vlajic and Marcia Vlajic, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jordan Langston Ward, an unmarried man**, hereinafter called the Grantees, 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. O-5 together with the carport designated O-5-C, as shown on the Plat, Section 1, River Plantation Condominium Apartments of record in Plat Book 4460, Page 59, Register's Office for Davidson County, Tennessee, and established by the Master Deed, Establishing a Horizontal Property Regime of River Plantation (Section One) of record in Book 4562, Page 474, and Supplemental Amendment of record in Instrument No. 20051020-0126564, and further amended by Second Amendment of record in Instrument No. 20140219-0014288, said Register's Office, including without limitation the By-Laws appended thereto together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

Warranty Deed from Annette S. Pilcher, single dated July 17, 2017 and recorded on July 19, 2017 in Instrument No. 20170719-0072929, Register's Office for Davidson County, Tennessee.

BL

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8207 Sawyer Brown Road, #O5, Bellevue, TN 37221 NASHVILLE, TN 37221

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 2 day of OCTOBER, 2023

Mick M. Markotich

Dragisa Vlajic

Mia Vlajic

Marica Vlajic

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Mick M. Markotich, an unmarried man and Dragisa Vlajic and Marica Vlajic and Mia Vlajic, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of October, 2023.

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027