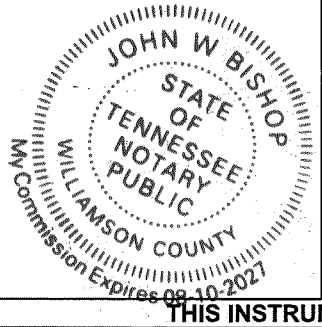
WARRANTY DEED



File #23-TC-6302-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~400,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 1078723 DEEDWARR
12/05/2023 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231205-0093920

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Terry W. Woodall	**NEW OWNER**	
(NAME)	(NAME)	**090 12 0 028.00**
4254 Gourley Road		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(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, **SVETLANA STARCEVIC, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRY W. WOODALL, MARRIED** 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:

Land in Davidson County, Tennessee, Being Lot No. 190 on the Plan of Charlotte Park Section II, as of record in Book 2663, Page 22, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Marinko Novakovic and Drago Novakovic, by Warranty Deed from Wyley Jonah Corley, unmarried, of record as Instrument No. 20040325-0033924, in the Register's Office of Davidson County, Tennessee; the said Marinko Novakovic having since died, intestate, on June 10, 2019, and his interest in the subject property being acquired by his sole heirs at law, Nedeljka Vejnovic and Drago Novakovic, as evidenced by Affidavits of Heirship of record as Instrument Nos. 20230719-0055580 and 20230719-0055581, said Register's Office; the said Drago Novakovic died, testate, on August 15, 2022, and by his Last Will and Testament of record in Case No. 22P2017, in the Probate Court for Davidson County, Tennessee at Nashville, the subject property was devised to Svetlana Starcevic. See also an Order Closing the Estate In Re: Drago Novakovic of record as Instrument No. 20230719-0055579, said Register's Office.

Being the same property conveyed to Svetlana Starcevic, by Quitclaim Deed from Nedeljka Vejnovic, of record as Instrument No. 20230719-0055582, in the Register's Office of Davidson County, Tennessee.

This was never the principal place of residence for the Grantor.

This conveyance is subject to:
* 2023 Taxes, a lien, now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park, Section II, as recorded in Plat Book 2663, Page(s) 22.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6302 Freedom Drive, Nashville, TN 37209**.

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 1st day of December, 2023.

Starcevic

Svetlana Starcevic

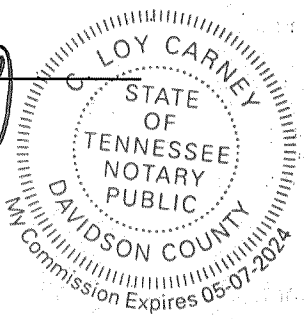
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2023, before me personally appeared Svetlana Starcevic, 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 1st day of December, 2023.

C. Loy Carney

Notary Signature
My commission expires:



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

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 1 day of December, 2023.

Affiant Signature
Date 12-1-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024