Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-24-221

Karen Johnson Davidson County
Batch# 1102445 DEEDWARR
02/20/2024 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20240220-0011458

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of February, 2024

Notary Public

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jurgen Skenderas, Fluturak Skenderas 739 Tulip Grove Rd 304 Nashville, TN 37076	New Owners	075-12-0C-027

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, I/WE,

Rachel D. Medlin, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jurgen Skenderas, a single person and Fluturak Skenderas, a married person

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 Lot and Unit #304 in Building 3, on the plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 200010100100359, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed by Warranty Deed from Diane Garrison, unmarried to Rachel S. Donegan, unmarried, dated April 28, 2006 and recorded May 03, 2006, as Instrument No. 20060503-0051323 in Davidson County, Tennessee Register of Deeds.

The said Rachel S. Donigan by virtue of marriage, now known as Rachel D. Medlin, married.

Mark A. Medlin, spouse of Rachel D. Medlin, joins in this conveyance to convey his marital rights, if any in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 739 Tulip Grove Rd 304, Nashville, TN 37076

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 so 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.

Dated this the 16th day of February, 2024.

Rachel D. Medlin

Rachel D. Medlin

Mark A Medlin

STATE OF TENNESSEE
COUNTY OF WILSON

On this 16th day of February, 2024, before me personally appeared Rachel D Medlin and Mark A Medlin, 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 16th day of February, 2024.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 2/16/2024.

Date

Tonya Loftin
Affiant Signature

February 20, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20th day of February, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)