Karen Johnson Davidson County
Batch# 1189638 DEEDWARR
10/03/2024 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241003-0076871



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Veljko Sarenac
Affiant

Subscribed and sworn to before me, this 1st day of October, 2024.

Notary Public
My commission expires:
9/16/2028

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Veljko Sarenac **Dijana Sarenac** **Dragan Sarenac** **Zeljana Sarenac**	**SOUTH CENTRAL BANK, INC**	**12810001500**
8000 Stallion Ct	**501 S L ROGERS WELLS BLVD**	
Nashville, TN 37221	**GLASCOW, KY 42141**	

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 ACKNOWLEDGE, WE,

Rita J Yandell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VELJKO SARENAC AND DIJANA SARENAC, HUSBAND AND WIFE AND DRAGAN SARENAC AND ZELJANA SARENAC, HUSBAND AND WIFE

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 No. 47, Plan of Stacy Square, Section Two, of record in Plat Book 4175, Page 30, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Rita J Yandell, by Warranty Deed from Julia A O'Neal, unmarried, dated September 29, 1989, of record in Book 7949, Page 427, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 8000 Stallion Ct, 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 in 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.

Rita J Yandell Date: 10/01/24
Rita J Yandell

_____ Date: _____

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Rita J Yandell, the within named Grantor(s), 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, at office, this 1st day of October, 2024.

WILLIAM BURTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2028
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 9/16/2028

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/1/24 (date of document).

Jennifer Russell
Affiant Signature

10/3/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

