# WARRANTY DEED

(SEAL)
Joseph Ryan Loney
Notary Public & Online Notary Public
Kentucky, State at Large
Notary ID KYNP40928
My Commission Expires 01-23-2026

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Warren

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 2024.

Notary Public
MY COMMISSION EXPIRES: 1/23/2026

Karen Johnson
Batch # 1214568
12/11/2024 08:15:00 AM
Fees: $13.00 Taxes: $1,498.50

Davidson County
DEEDWARR
2 pgs

20241211-0096034

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Adnan Salihovic and Sanela Salihovic** | **New owner** | |
| (NAME) | (NAME) | **093 06 1J 066.00** |
| 239 Sweepstakes Court | 239 Sweepstakes Court | |
| (ADDRESS) | (ADDRESS) | |
| Bowling Green KY 42104 | Bowling Green, KY 42104 | |
| (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,

WILLIAM J. NEWELL, JR. AND TANISH A. NEWELL, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ADNAN SALIHOVIC AND SANELA SALIHOVIC, HUSBAND AND WIFE,

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:

A certain Condominium Apartment known as Unit No. 1404 of the horizontal property regime of VIRIDIAN CONDOMINIUM pursuant to Master Deed of record as Instrument Number 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721 and Scrivener's Affidavit recorded in Instrument No. 20140530-0046816, further amended in Instrument No. 20171002-0100849 and Instrument No. 20180510-0045059 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016, and further amended in Instrument No. 20191211-0127973, Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486, Instrument No. 20210527-0071781, Instrument No. 20220322-0032699, Instrument No. 20220413-0042759, Instrument No. 20220601-0063430, Instrument No. 20220609-0065739, Instrument No. 20230518-0037490, Instrument No. 20240829-0066620, Instrument No. 20241023-0082450, in the 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 William J. Newell Jr. and wife Tanish A. Newell, by Warranty Deed from D. Scott Gauch, unmarried, of record in Instrument No. 20211110-0150304, in the Register's Office of Davidson County, Tennessee, dated October 29, 2021 and recorded on November 10, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VIRIDIAN Condominium of record in 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721 and Scrivener's Affidavit recorded in Instrument No. 20140530-0046816, further amended in Instrument No. 20171002-0100849 and Instrument No. 20180510-0045059 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016, and further amended in Instrument No. 20191211-0127973, Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486, Instrument No. 20210527-0071781, Instrument No. 20220322-0032699, Instrument No. 20220413-0042759, Instrument No. 20220601-0063430, Instrument No. 20220609-0065739, Instrument No. 20230518-0037490, Instrument No. 20240829-0066620, Instrument No. 20241023-0082450; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7423, Page 374; Book 8027, Page 865; Book 9208, Page 613; Instrument No. 20050124-0008719.
*Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Instrument No. 200008150080915.
*Easement recorded in Instrument No. 20041103-0132451 and Instrument No. 20060928-0120211.
*Agreement as set forth in instrument recorded in Book 2902, Page 328.
*Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20040916-0111454.
*Agreement and Release as set forth in instrument recorded in Instrument No. 20060928-0120212.
*Charter of Viridian Condominium Association, Inc. recorded in Instrument No. 20061004-0122835.
*Ordinance No. 097-755 recorded in Book 10512, Page 464.
*Ordinance No. BL2002-1033 recorded in Instrument No. 20020626-0076795.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 415 Church Street, Unit 1404, Nashville, TN 37219.

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 6th day of December, 2024.

William J. Newell, Jr.

Tanish A. Newell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of December, 2024, before me personally appeared William J. Newell, Jr., 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 6th day of December, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

On this 6th day of December, 2024, before me personally appeared Tanish A. Newell, 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 6th day of December, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027