Send Tax Bills To:
Maxwell Zemanovic
1006 Kipling Drive
Nashville, TN 37217

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Maxwell Zemanovic
1006 Kipling Drive
Nashville, TN 37217

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1227713 DEEDWARR
01/16/2025 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20250116-0003749

Map & Parcel No: 107-14-0-133.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 ($175,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Patricia B. Harrison, a widower** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Maxwell Zemanovic, an unmarried man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Situate, lying and being in the County of Davidson, State of Tennessee to wit:

Being Lot No. 135 on the Plan of Miro Meadows Subdivision of record in Plat Book 1424, Page 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 135 fronts 70 feet on the easterly side of Kipling Drive and runs back between parallel lines 143 feet to a deadline.

Being the same property conveyed to Wilburn E. Harrison and wife Patricia B. Harrison by Cash Deed from Samuel J. Pierce, Jr. Secretary of Housing and Urban Development, of Washington, D.C of record in Book 7097, page 224, Register's Office for Davidson County, Tennessee, dated December 31, 1986 and recorded on January 06, 1987.

Wilburn E. Harrison passed away on October ,10. 2004 , and had remained married to Patricia B. Harrison without intervening legal separation or divorce, from the time of acquisition of this property until his passing, thereby vesting title in Patricia B. Harrison as surviving tenant by the entirety.

This is __X _IMPROVED ___UNIMPROVED property known as 1006 Kipling Drive, Nashville, TN 37217.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of January, 2025 .

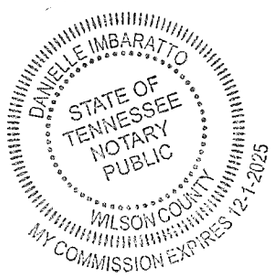
Patricia B. Harrison

STATE OF TENNESSEE
COUNTY OF WILSON

On this 16th day of January, 2025, before me personally appeared Patricia B. Harrison, 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 January, 2025.

Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

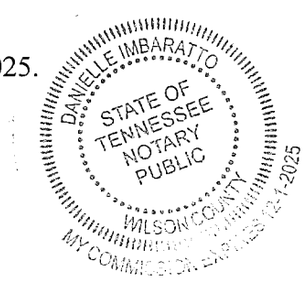
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 16th day of January, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Chase Owens, 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 1/16/25. (Date of document)

Chase Owens
Affiant Signature

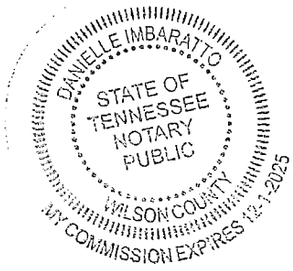
1/16/25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 16 day of January, 2025.

Danielle Imbaratto
Notary signature



My commission expires: