WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEZEN YILMAZ MY COMMISSION EXPIRES NOV 08, 2025

Y-P-25-3878

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1238988
02/20/2025 02 20 17 PM
Fees $13 00 Taxes $1,850 00

Davidson County
DEEDWARR
2 pgs

20250220-0012481

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Samuel Robert Burke and Jacqueline Marie Omara		
(NAME)	(NAME)	**061-10-0-235 00**
3878 Saunders Ave.	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **SEAN HARAMIJA AND GIANNA HARAMIJA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMUEL ROBERT BURKE AND JACQUELINE MARIE OMARA, 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

Land in Davidson County, Tennessee, being Lot No 61 on the Plan of Final Plat of Michael Craddock's Resubdivision of Lots 61 and 62, Maplewood Heights Subdivision of record in Plat Book 6200, Page 876, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Olympic Homes LLC, a Tennessee Limited Liability Company by Warranty Deed from Richard L Cook, unmarried of record in Instrument No 20220610-0066343 Register's Office for Davidson County, Tennessee, dated June 03, 2022 and recorded on June 10, 2022

Being the same property conveyed to Sean Haramija and Gianna Cavallo, husband and wife by Quitclaim Deed from Olympic Homes LLC, a Tennessee Limited Liability Company of record in Instrument No 20221228-0133065 Register's Office for Davidson County, Tennessee, dated December 05, 2022 and recorded on December 28, 2022

This conveyance is subject to
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 876, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3878 Saunders Ave , Nashville, Tennessee 37216**

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 18th DAY OF FEBRUARY, 2025

Sean Haramija

Gianna Haramija

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN HARAMIJA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 18th of February, 2025

Notary Public
My Commission Expires _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GIANNA HARAMIJA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 18th of February, 2025

Notary Public
My Commission Expires _____
(SEAL)

