Karen Johnson Davidson County
Batch# 1265753 DEEDWARR
04/29/2025 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20250429-0033034

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2025.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mark R. Hite	NEW owner	182-15-0B-019.00-CO
2114 Notchleaf Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEJAN RAUZANOVIC AND MATTHEW I. SWINDALL, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK R. HITE**, A Single man, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 19, on the plan of Minor Subdivision Final Plat Clover Glen Phase 1A, as shown on plat of record in Instrument 20180618-0058128, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dejan Rauzanovic by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation of record in Instrument No. 20190227-0017597 Register's Office for Davidson County, Tennessee, dated February 20, 2019 and recorded on February 27, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2114 Notchleaf Road, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~28th~~ 25th day of April, 2025.

Dejan Rauzanovic

OFFICIAL SEAL
TAMARA R THOMPSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 826852
MY COMMISSION EXPIRES October 02 2027

STATE OF ILLINOIS
COUNTY OF DUPAGE

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

Witness my hand and seal this 25th day of April, 2025.

Notary Public

My Commission Expires: 10/02/2025

Matthew I. Swindall, spouse of Dejan Rauzanovic, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he/she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, ~~interest~~ or right that might be provided to a spouse by the laws of the State of Tennessee.

Matthew I. Swindall

STATE OF ILLINOIS
COUNTY OF DUPAGE

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

Witness my hand and seal this 25th day of April, 2025.

Notary Public

My Commission Expires: 10/02/2027

OFFICIAL SEAL
TAMARA R THOMPSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 826852
MY COMMISSION EXPIRES October 02 2027

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 4-29-25 (date of document).

Affiant Signature

4-29-25

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29th day of April, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

