Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1139

Karen Johnson
Batch # 1283515
06/09/2025 12:41:41 PM
Fees: $13.00 Taxes: $4,066.30
Davidson County
DEEDWARR
2 pgs
20250609-0045178

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Robinson Solberg, and Kristin L. Solberg, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mladen Jerkovic, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 4 on the Plan of Pendleton Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Pendleton Townhomes, as set forth in Exhibit "C" of record in Instrument No. 20180418-0036560 and Amendment record in Instrument No. 20180911-0089975 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 John Robinson Solberg and Kristin L. Solberg, husband and wife by Warranty Deed from 2800 Delaware, LLC, a Tennessee limited Liability Company of record in Instrument No. 20210210-0163753 Register's Office for Davidson County, Tennessee, dated December 09, 2021 and recorded on December 10, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2800 Delaware Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Mladen Jerkovic 2800 Delaware Avenue Nashville, TN 37209	new owner	092-10-0I-004.00-CO

WITNESS THE EXECUTION HEREOF this 3rd day of June, 2025.

John Robinson Solberg

Kristin L Solberg
by [signature] Attny In Fact

Kristin L. Solberg by John Robinson Solberg, as her Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 3rd day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Robinson Solberg, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as his free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

On this 3rd day of June, 2025, before me personally appeared **John Robinson Solberg**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Kristin L. Solberg**, and acknowledged that such person executed the same as the free act and deed of **Kristin L. Solberg.**

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,099,000.00.**

Affiant

Sworn and subscribed before me on this the 4th day of June, 2025.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON