WARRANTY DEED

Karen Johnson Davidson County
Batch# 1359403 DEEDWARR
12/18/2025 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20251218-0100675

G-ORE-25-8954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maura Beth Frost and David Frost		
(NAME)	(NAME)	**142-09-0H-006.00-CO**
8954 Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **EMILY KINDER JOVANCIC AND BRANISLAV JOVANCIC, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAURA BETH FROST AND DAVID FROST, WIFE AND HUSBAND,** 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 in Davidson County, Tennessee, being Unit No. 8954, in River Plantation, Section IX, Phase 1, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase 1, Condominium Apartments, recorded in Book 7900, Page 98, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, as amended in Book 9326, Page 713 and Instrument No. 20041124-0140994, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Emily A. Kinder by Warranty Deed from William E. Gray and Jean P. Gray, husband and wife of record in Instrument No. 20210211-0019657 Register's Office for Davidson County, Tennessee, dated February 08, 2021 and recorded on February 11, 2021.
Emily A. Kinder having since married and is now known as Emily Kinder Jovancic. Branislav Jovancic joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 98, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 97, as corrected by Surveyor's Certificate of Correction in Book 8123, Page 692, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8061, Page 341, as amended in Book 9326, Page 713 and further supplemented and amended in Instrument No. 20041124-0140994, and By-Laws as amended in Instrument No. 20180501-0041146, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee.
- Charter of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.
- Charter of River Plantation Section Nine Condominiums Homeowners Association, Inc. of record in Instrument Number 20041105-0133835, in the Register's Office for Davidson County, Tennessee.
- Easement and Right of Way for electric power transmission purposes of record in Book 2274, Page 547, in the Register's Office for Davidson County, Tennessee.
- Easement and Right of Way for electric power transmission purposes of record in Book 2277, Page 619, in the Register's Office for Davidson County, Tennessee.
- Easement and Right of Way for electric power transmission purposes of record in Book 3028, Page 605, in the 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: **8954 Sawyer Brown Road, Nashville, Tennessee 37221**.

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 12th DAY OF DECEMBER, 2025.

Emily Kinder Jovancic

Branislav Jovancic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY KINDER JOVANCIC, 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 12th of December, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANISLAV JOVANCIC, 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 12th of December, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I Adde Dilworth, 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 **December 12, 2025**.

Date

Affiant Signature **12/17/2025**

Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **17th** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)