Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JM-BMR-26-1304

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

Karen Johnson
Batch # 1482726
10/09/2026 10:19:36 AM
Fees: $13.00 Taxes: $1,461.50

Davidson County
DEEDWARR
2 pgs

20261009-0092906

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Ella M. Binder and Sheree D. Shiflett	**Same As New Owner**	
(NAME)	(NAME)	**172 12 0B 164.00**
1304 Crestfield Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **AMIR MEDIC, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELLA M. BINDER, UNMARRIED AND SHEREE D. SHIFLETT, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 421 on the Plan of SECTION EIGHT, BRADFORD HILLS, of record in Book 7900, Page 6 and Book 7900, Page(s) 387-388, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Amir Medic and wife Ermina Medic, by Warranty Deed from Todd M. Gee and wife, Lori Ruth Gee, of record in Instrument No. 20010403-0032155, in the Register's Office of Davidson County, Tennessee, dated March 16, 2001, and recorded on April 03, 2001. The said Ermina Medic died on February 7, 2017, leaving Amir Medic as surviving tenant by the entirety. See Affidavit of Death of Joint Tenant recorded in Instrument No. 20220513-0055122, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION EIGHT, BRADFORD HILLS, as recorded in 7900, Page(s) 387-388.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY BRADFOED HILLS, as recorded in Book 7900, Page 6.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 8069, Page 170 and Book 8634, Page 799.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10316, Page 622.
- Charter for Bradford Hills Homeowners' Association, Inc. recorded as Book 8071, Page 520.
- Bylaws for Bradford Hills Homeowners' Association, Inc. recorded as Book 8071, Page 531 as amended in Instrument Nos. 20230831-0068146 and 20241112-0088004.
- Common Open Space Deed recorded as Book 9779, Page 672.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1304 Crestfield Dr, Nashville, Tennessee 37211**.

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 8th DAY OF OCTOBER, 2026.

Amir Medic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMIR MEDIC, 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 8th of October, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

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