1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $294,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/[illegible]/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 01-06-25

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3870

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jeremy Mulloy and Rebecca Mulloy	Delmar Financial Co	128-14-0-102.00
7979 Sawyer Brown Road	1060 Executive Pkwy Suite 100	
Nashville, TN 37221	St. Louis, MO 63141	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Stojan Bilbija and Zlata Bilbija, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeremy Mulloy and Rebecca Mulloy, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 10 on the Plan of Section I, Stacy Square of record in Plat Book 3842, Page 134, 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 Stojan Bilbija and wife, Zlata Bilbija by Special Warranty deed from U. S. Bank Trust, N.A., as Trustee for Volt Asset Holdings NPL3 of record in Instrument No. 20120712-0061132 Register's Office for Davidson County, Tennessee, dated June 11, 2012 and recorded on July 12, 2012. (Value of consideration shown in aforementioned deed $118,100.00.) Being also known as 7979 Sawyer Brown Road Nashville, Tennessee 37221. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 7979 Sawyer Brown Road Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Karen Johnson Davidson County
Batch# 647008 DEEDWARR
06/01/2021 11:43:53 AM 2 pgs
Fees: $13.00 Taxes: $1,091.13

20210601-0073009

Witness my hand on May 27, 2021}.

Stojan Bilbija

Zlata Bilbija

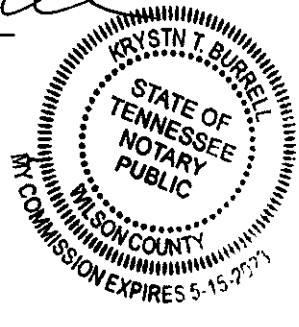
STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Stojan Bilbija and Zlata Bilbija, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 27, 2021.

Notary Public



My Commission Expires: _____

File #: 2021-3870

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027