Karen Johnson Davidson County
Batch# 996344 DEEDQC
04/26/2023 11:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230426-0030610

Name and Address of New Owner:
Luka and Audrey Milicevic
209 Logans Circle
Franklin, TN 37067

Send Tax Bills To:
Luka and Audrey Milicevic
209 Logans Circle
Franklin, TN 37067

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 128-10-0-054

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Luka Milicevic and Audrey Milicevic, a married couple with rights of survivorship ,** "the Grantor," herby bargain, sell, release, remis, quitclaim, and convey unto **Dombus Holdings LLC, a Tennessee Limited Liability Company,** "the Grantee," all my right, title, and interest in and to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Stacy Square, Section 3 of record in Plat Book 4175, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 81, which is a Corner lot, fronts 75.0 feet on the Southeasterly margin of Sawyer Brown Road and fronts 100.0 feet on the Southwesterly margin of Hicks Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 100.00 feet on the Southeasterly line and 125.0 feet on the Southwesterly line to a point of intersection.

Being the same property conveyed to Harlen W. Gessner and Carol A. Gessner, husband and wife by Warranty Deed from Serjik Jookar and wife, Astghik Jookar of record in Instrument No.

20150817-0082292 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 17, 2015.

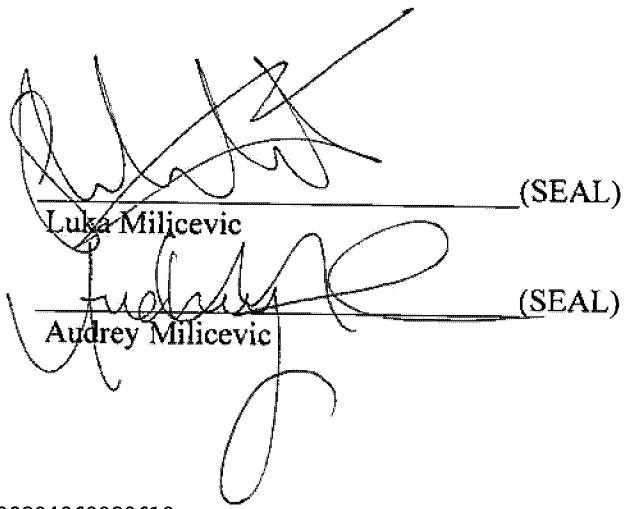
Being the same property conveyed to Dombus Holdings LLC, a Tennessee limited liability company, by Warranty Deed from Harlen W. Gessner and Carol A. Gessner, husband and wife, dated August 26, 2022, and recorded August 26, 2022, in Instrument No. 20220826-0096783, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luka Milicevic and Audrey Milicevic, a married couple with rights of survivorship, by Quitclaim from Dombus Holdings LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221213-0129175 Register's Office for Davidson County, Tennessee, dated December 12, 2022 and recorded December 13, 2022.

For Information Purposes Only:
Also known as: 218 New Sawyer Brown Road, Nashville, TN 37211; Being Parcel 128-10-0-054

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 26 day of April ___, 2023.



_____(SEAL)
Luka Milicevic

_____(SEAL)
Audrey Milicevic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M.R. Schodroski of the state and county mentioned, personally appeared Luka Milicevic and Audrey Milicevic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), described in and who executed the foregoing instrument and acknowledge that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, at office in Nashville, this 26th day of April, 2023.

M.R Schodroski
Notary Signature

Printed Name: M.R. Schodroski

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of April, 2023.

M.R Schodroski
Notary Signature
My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Tennessee Certification of Elctronic Document

I, Christina Wilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 4/26/2023 (date of document).

Affiant Signature

4/26/2023

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of April, 2023.

M.K. Schodroski

Notary's Signature

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL