39B

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,145,268.00.

Affiant

Subscribed and sworn to before me, this 25th day of January, 2024.

Notary Public:
My Commission Expires: 7/6/26

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1096200 DEEDWARR
01/31/2024 10:02:08 AM 2 pgs
Fees: $13.00 Taxes: $4,237.49
20240131-0006736

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Daniel Mijo Majic and Ana Majic 3800 Sentinel Drive Nashville, TN 37209	New Owner	104-01-0-021.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Marcy James Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Daniel Mijo Majic and Ana Majic, husband and wife**, hereinafter called the Grantee(s), his/her/their 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 Lot No. 31 on the Plan of Second Revised Valley View Subdivision, Section One, of record in Plat Book 2331, Page 113, 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 PART OF the same property conveyed to Marcy James Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Elaine P. Glezer and Larry M. Glezer and Jeffrey A. Glezer, dated 3/1/2018 and recorded 3/2/2018 in Instrument No. 20180302-0020160, in the Register's Office of Davidson County, Tennessee.

INCLUDED in the above description, but EXCLUDED therefrom is that portion having been conveyed to The Metropolitan Government of Nashville and Davidson County by Agreement for Dedication of Public Right-of-Way recorded in Instrument No. 20181102-0108664, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEING a tract of land lying in Nashville, Davidson County, Tennessee also being part of Lot 31 on the Second Revised Plan of Valley View Subdivision, Section One of record in Plat Book 2331, Page 113 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

COMMENCING at an existing iron rod on the southerly right-of-way line of Alley Number 1162, 15 feet in width, at a corner common with Lot 30 of said Second Revised Plan of Valley View Subdivision, Section One; Thence with the southerly right-of-way line of Alley Number 1162, South 83 deg 27 min 01 sec East, 62.00 feet to and existing concrete monument at the beginning of a radius return to 38th Avenue North, 50 feet in width; Thence with a curve to the right having a radius of 26.58 feet, a curve length of 24.50 feet and a chord bearing and distance of South 57 deg 02 min 52 sec East, 23.64 feet to the true Point of Beginning for this tract; Thence continuing with said radius return with a curve to the right having a radius of 26.58 feet, a curve length of 13.65 feet and a chord bearing and distance of South 15 deg 55 min 29 sec East, 13.50 feet to an existing concrete monument on the westerly right-of-way line of 38th Avenue North; Thence with the westerly right-of-way line of 38th Avenue North for the following calls: with a curve to the left having a radius of 751.10 feet, a curve length of 26.60 feet and a chord bearing and distance of South 01 deg 40 min 08 sec East, 26.60 feet to an existing concrete monument; South 02 deg 41 min 01 sec East, 38.80 feet to an existing iron rod at the beginning of a radius return to Sentinel Drive, 50 feet in width; Thence with a curve to the right having a radius of 25.00 feet, a curve length of 38.26 feet and a chord bearing and distance of South 41 deg 09 min 21 sec West, 34.63 feet to a point; Thence

through said Lot 31 for the following calls: with a curve to the left having a radius of 38.71 feet, a curve length of 31.75 feet and a chord bearing and distance of North 37 deg 20 min 17 sec East, 30.86 feet; North 01 deg 35 min 42 sec West, 79.90 feet to the point of beginning, containing 400 square feet or 0.009 acres more or less, according to a Boundary Survey performed by Clint Elliott Survey and stamped by Jason A. Garrett, TN RLS # 2861, Dated September 8th 2018.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all matters shown on plat of record in Plat Book 2331, Page 113, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 2446, Page 146, as amended in Book 2487, Page 19, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Right-of-Way recorded in Instrument No. 20181102-0108664, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (X) improved (____) unimproved property, known as: 3800 Sentinel Drive, 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(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 26th day of January, 2024.

Marcy James Properties, LLC

BY:_____
M. Christine Fotopulos, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named **M. Christine Fotopulos**, with whom I am personally acquainted, and who, proved himself to be a **Member of Marcy James Properties, LLC**., a Tennessee limited liability company, the bargainor, and who being authorized to do so, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 26th day of January, 2024.

_____
Notary Public at Large
My commission expires: 9/27/26

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY