This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24898-MC

Karen Johnson Davidson County
Batch# 1342660 DEEDWARR
11/07/2025 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20251107-0088737

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Erica A Fogle
Affiant

Subscribed and sworn to before me, this the 4th day of November, 2025.

Notary Public
My Commission Expires: _____

CHRIS CRESON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06-03-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nabreyah Shylynn Howard and Jaylon Long 4465 Benchmark Drive Antioch, TN 37013	Same as New owner	151 09 0A 211.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Iva Tucic F/K/A Iva Przulj and Predrag Tucic, A/K/A Pedrag Tucic, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nabreyah Shylynn Howard and Jaylon Long, wife and husband**, hereinafter called the Grantee(s), his/her/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. 211 on the Plan of PHASE 2, SECTION 1 (67 LOTS), LONG HUNTER CHASE PHASE 2, A PLANNED UNIT DEVELOPMENT HOBSON PIKE AT PROPOSED SMITH SPRINGS PARKWAY EXTENSION of record in Plat Book 7900, Page 763 and 764 corrected by surveyors certificate of correction of record in Book 9473, Page 43, and Book 9813, Page 167, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Iva Przulj and Pedrag Tucic, wife, and husband, by Warranty Deed from Shirley Belle Jones, of record in Instrument No. 20140619-0053644, in the Register's Office of Davidson County, Tennessee, dated June 16, 2014, and recorded on June 19, 2014.

Predrag Tucic and Pedrag Tucic is one and the same person.

Iva Tucic and Iva Przulj is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **4465 Benchmark Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2025.

GRANTOR:

Iva Tucic F/K/A Iva Przulj

PREDRAG TUCIC

Predrag Tucic

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Iva Tucic and Predrag Tucic**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of November, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Elisabeth Connor, 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 11-4-2025 (date of document).

Affiant Signature

11-6-2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 6 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

CHRIS CRESON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06-03-2026