WARRANTY DEED

Karen Johnson Davidson County
Batch# 1350735 DEEDWARR
11/25/2025 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20251125-0094075

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 05-09-2026

(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scottie Frazier	New owner c/o Old National Bank	108-12-0B-242.00
(NAME)	(NAME)	
3444 Harbor Hill Place	One Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Evansville, IN 47708	
(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 considerations, the receipt of which is hereby acknowledged, **Zeljko Stojadinovic and Biljana Stojadinovic, Trustees of the Stojadinovic Family Revocable Living Trust Agreement dated February 19, 2019**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Scottie Frazier and Yvette Bonds, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 37, on the Plan of Final Plat, Section Two, Harborview, Final Phase, of record in Plat Book 9700, Page 708, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Zeljko Stojadinovic and wife, Biljana Stojadinovic by Warranty Deed from Precision Homes, Inc., dated 09/28/2001, of record in Instrument No. 20011005-0108939, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Zeljko Stojadinovic and Biljana Stojadinovic, Trustees, Stojadinovic Family Revocable Living Trust Agreement dated February 19, 2019 by Quitclaim Deed from Zeljko Stojadinovic and wife, Biljana Stojadinovic, dated 02/19/2019, of record in Instrument No. 20190222-0016131, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3444 Harbor Hill Place, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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), his/her/their 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.

Effective the 14th day of November, 2025.

Zeljko Stojadinovic and Biljana Stojadinovic, Trustees of the Stojadinovic Family Revocable Living Trust Agreement dated February 19, 2019

By: _____
Zeljko Stojadinovic, Trustee

By: _____
Biljana Stojadinovic, Trustee

State of Tennessee
County of Wilson

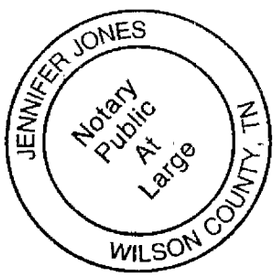
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Zeliko Stojadinovic and Biljana Stojadinovic, Trustees of the Zeliko Stojadinovic and Biljana Stojadinovic damily Revocable Living Trust dated 2/19/2019 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the within named bargainor and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 14th day of November, 2025.

_____
Notary Public:

My Commission Expires: 1.31.29

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



Certificate of Authenticity

I, **Jennifer Chandler -Cole**, do hereby make an 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 11/14/2025.

Name: **Jennifer Chandler -Cole**
Title: **Authorized Agent**

Date 11/14/2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 11/14/2025.

Notary Public: **Tuwana J. Bryant**

