THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251252906** Karen Johnson Davidson County Batch# 1358006 DEEDWARR 12/15/2025 09:01:30 AM 3 pgs Fees: $18.00 Taxes: $1,313.50 20251215-0099372	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me, this 10th day of December, 2025 Notary Public My Commission Expires:

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

WARRANTY DEED

Address New Owner: Alen Zecic and Armin Zecic, and Azra Zecic and Eldina Djuderija-Zecic 5065 North Hilson Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 03 0 139.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert L. Belville, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alen Zecic and Eldina Djuderija-Zecic, husband and wife, and Armin Zecic and Azra Zecic, husband and wife, as joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of MCMURRAY PARK of record in Plat Book 5050, Page 89, 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 Robert L. Belville, married, by Warranty Deed from Christine J. Mulholland n/k/a Christine Smith, married, of record in Instrument No. 20161208-0129047, in the Register's Office of Davidson County, Tennessee, dated December 05, 2016, and recorded on December 08, 2016.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCMURRAY PARK, as recorded in Plat Book 5050, Page(s) 89.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5185, Page 137.

This is improved property located at 5065 North Hilson Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of December, 2025.

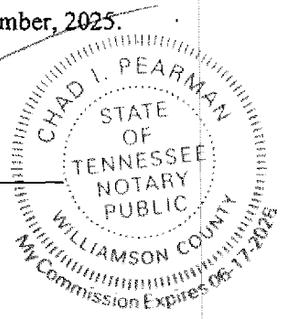
Robert L. Belville

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert L. Belville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2025.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Ryan Lux, 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 **December 10, 2025**.

Date

Affiant Signature

12/10/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029