WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

S-CL-26-603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,525.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Joel Alexander	**NFM Lending, LLC and/or the Department of Housing and Urban Development**	
(NAME)	(NAME)	**044-11-0-198.00**
603 Jones St	**1190 Winterson Road, Suite 300**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Linthicum, MD 21090**	
(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 consideration, the receipt of which is hereby acknowledged, **MILOKJO DOBRIJEVICH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS JOEL ALEXANDER, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of W. E. Boyd Subdivision of record in Plat Book 2083, Page 46, 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 Milojko Dobrijevich by Warranty Deed from William L. Sparkman of record in Instrument No. 20191217-0130227 Register's Office for Davidson County, Tennessee, dated December 12, 2019 and recorded on December 17, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 46, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **603 Jones St, Old Hickory, Tennessee 37138**.

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), their heirs and 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), their heirs 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.

Karen Johnson Davidson County
Batch # 1374554 **DEEDWARR**
02/02/2026 08:46:15 AM 2 pgs
Fees: $13.00 Taxes: $1,441.24

20260202-0006801

Witness my/our hand(s) this the 29th DAY OF JANUARY, 2026.

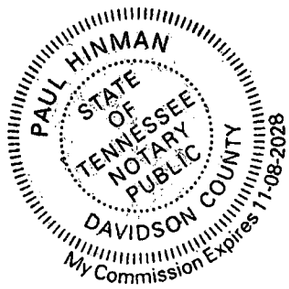
Milojko Dobrijevich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILOJKO DOBRIJEVICH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of January, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212