Karen Johnson Davidson County
Batch# 1388052 DEEDWARR
03/04/2026 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,594.33
20260304-0017257

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $430,900.00

Marcia Escobar
Affiant Signature

Subscribed and sworn to before me on this the 2 Day of 3, 26.

Justin Foster
Notary Public

My Commission expires _____/_____/_____

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/25/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Molly Grisham
304 Jackson Way Ct
Nashville, TN 37214

SEND TAX BILLS TO:
Molly Grisham
304 Jackson Way Ct
Nashville, TN 37214

MAP AND PARCEL NUMBER: 055120A05800CO

WARRANTY DEED
26NT00146

Effective the____ Day of _____, _____ and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kazafer Bijelic and wife, Hasija Bijelic

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Molly Grisham, unmarried

Hereinafter called the GRANTEES, 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. 52 on the Plan of Rivers Edge, Section 3, Jackson Downs, Phase Two, of record in Plat Book 9700, page 689, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kazafer Bijelic and wife, Hasija Bijelic from Christy M. Cline, an unmarried person, by Warranty Deed dated 06/30/2006 and recorded 07/05/2006 in Instrument No. 20060705-0080385, Register's Office of said County.

This is an improved property commonly known as: 304 Jackson Way Court, Nashville, TN 37214

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 2 day of March, 2026

Kazafer Bijelic

Kazafer Bijelic

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kazafer Bijelic,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2 day of March, 2026.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Hasija Bijelic

Hasija Bijelic

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Hasija Bijelic,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2 day of March, 2026.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 3-2-26 (date of document).

Affiant Signature

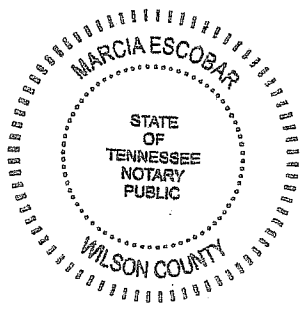
3-2-26

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd of March, 26.

(SEAL)



Marcia Escobar

Notary's Signature

My Commission Expires: 10-25-2027