Karen Johnson Davidson County
Batch# 1393979 DEEDWARR
03/17/2026 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260317-0021294

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Ahmed Fares
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1500 Medical Center Pkwy, Suite 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ahmed Fares	Ahmed Fares	Parcel ID: 102 04 0 183.00
(NAME) 413 Mercomatic Dr	(NAME) 413 Mercomatic Dr	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Amela Blagajcevic, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ahmed Fares,** Single, hereinafter called the Grantees, 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. 808 on the Plan of Charlotte Park, Section 22 of record in Plat Book 3700, Pages 67 & 68, Register's Office for said County.

Said Lot No. 808, which is a corner lot, fronts 72.56 feet on the southerly margin of Mercomatic Drive and fronts 90.3 feet on the easterly margin of Mercomatic Court, said frontages being joined by a curve having a length of 36.83 feet, and extends back 129.7 feet on the easterly line and 126.3 feet on the southerly line, to a point of intersection.

Being the same property conveyed to Spomenko Blagajcevic and spouse, Amela Blagajcevic from Rebecca L. Coleman, unmarried by Warranty Deed dated April 28, 2000 and recorded on May 2, 2000 in Instrument No. 20000502-0043909, Register's Office of Davidson County, Tennessee. The said Spomenko Blagajcevic having since died on or around June 18, 2022, leaving Amela Blagajcevic as the sole owner pursuant to tenancy by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 413 Mercomatic Dr, Nashville, TN 37209

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. 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 13th day of March, 2026

Amela Blagajcevic

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Amela Blagajcevic, an unmarried woman, the within named bargainor, 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, this the 13th day of March, 2026.

Notary Public

My Commission Expires:

(SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

Certificate of Authenticity

I, Lacey Chumley, 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

March 13, 2026.

Date

Lacey Chumley

Affiant Signature

March 17, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of March, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON