Karen Johnson Davidson County
Batch# 1422115 DEEDWARR
05/19/2026 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260519-0045056

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 26, 2027

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-26-27

(AFFIX SEAL)

File No.: TCW-26-128

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Salem Emamalie	NEW OWNER	173 04 0A 017.00
(NAME)	(NAME)	
128 Brian Circle Antioch, TN 37013	(same)	
(ADDRESS)	(ADDRESS)	

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, I/WE, **SIME GLAVAN, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SALEM EMAMALIE AND DEBORAH ANNE EMAMALIE, AS CO-TRUSTEES OF THE 2025 SALEM EMAMALIE REVOCABLE TRUST, DATED JANUARY 9, 2025**, hereinafter called the Grantee(s), their heirs 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. 17 on the Plan of Subdivision for Phase 1 of Oak Highlands, as of record in Plat Book 6900, paged 432-435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sime Glavan and wife, Lucija Glavan, from Great Southern Homes of Tennessee, Inc., by Warranty Deed dated January 23, 1990, recorded February 2, 1990, in Book 8038, Page 720, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Sime Glavan from Lucija Glavan, by Quitclaim Deed dated April 3, 2006, recorded May 11, 2006, in Instrument No. 20060511-0055664, in the Register's Office of Davidson County, Tennessee, pursuant to Final Decree of Divorce, Case No. 06D909, in the Circuit Court for Davidson County, Tennessee.

This document executed on behalf of Sime Glavan, pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 202605190045055, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 128 Brian Circle, Antioch, TN 37013
(House Number) (Street) (City or Town) (State) (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 GRANTEES, 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.

Witness my/our hand(s) this 18th day of May, 2026.

Sime Glavan by Borinka Novic-Glavan Attorney in Fact

Sime Glavan by Borinka Novic-Glavan, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of May, 2026, before me, the undersigned Notary Public for the state and county mentioned above, personally appeared Borinka Novic-Glavan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Sime Glavan and who acknowledged he/she executed the same as the free act and deed of the said Sime Glavan.

Witness my hand, at office, this 18th day of May, 2026.

Notary Signature
My commission expires: 3/8/28



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Adam LaFever, 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 May 18, 2026.

Affiant Signature

5/18/26
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 18 day of May, 2026.

Notary's Signature

My Commission Expires: 6-26-27

Notary's Seal

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 26, 2027

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. TCW-26-128