This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25646-SL

Karen Johnson Davidson County
Batch# 1424780 DEEDWARR
05/26/2026 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20260526-0047282

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Iva Tucic
Affiant

Subscribed and sworn to before me, this the 20th day of May, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Iva Tucic, Dragomir Przulj, and Branka Przulj<br>7440 Kreitner Drive<br>Nashville, TN 37221 | South Central Bank Inc.<br>501 South L Rogers Wells Boulevard<br>Glasgow, KY 42141 | 155 08 0E 070.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lewis P. McPherson and Giulia L. McPherson, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Iva Tucic, an unmarried person, and Dragomir Przulj and Branka Przulj, husband and wife, as joint tenants with right of survivorship,** hereinafter called the Grantee(s), his/her/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. 47 on the Plan of RESUBDIVISION BELLEVUE HIGHLANDS, PHASE 2, of record in Instrument No. 20010202-0010403, 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 Lewis P. McPherson and Giulia L. McPherson, husband and wife, by Warranty Deed from Joshua Cohen and Sally Cohen, husband and wife, of record in Instrument No. 20190705-0065694, in the Register's Office of Davidson County, Tennessee, dated July 03, 2019 and recorded on July 05, 2019.

This is ☒ improved or ☐ unimproved property located at: **7440 Kreitner Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.



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**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. Whenever used, the singular number 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 20th day of May, 2026.

**GRANTOR:**

**Giulia L. McPherson**

**Lewis P. McPherson**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Giulia L. McPherson and Lewis P. McPherson,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of May, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30



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I, Kirsten Virden, 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 5-20-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 5-20-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of May, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

