Karen Johnson Davidson County
Batch# 1431809 DEEDWARR
06/10/2026 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $5,827.50
20260610-0052597

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Ste 540
Nashville, TN 37203
P26-9609-WE

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Stojanovski and Andrea Stojanovski	**New Owner**	
1023 Belvidere Drive	**204 Acklen Park Dr #303**	131-04-0-130.00
Nashville, TN 37204	**Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Hays, Sr and Karee Hays, husband and wife,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Stojanovski and Andrea Stojanovski, husband and wife,**

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 part of Lot Nos. 6, 7, 8, and 9 in Block 16 on the Plan of College Park of record in Plat Book 843, Page 29, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the Southerly margin of Belvidere Drive in the Northerly line of Lot No. 6, said iron pin being located 25 feet Westerly of the Northwesterly corner of lot No. 7; thence South 8 degrees West 170 feet 4 inches, cutting across the rear portions of Lots Nos. 7, 8 and 9, to an iron pin in the Southerly margin of Lot No. 9, said iron pin being located 55 feel Westerly of the Southeasterly corner of Lot No. 9; thence South 89 degrees 35 minutes West 55 feet, along the Southerly line of Lot No. 9, to an iron pin in the Southwesterly corner of Lot No. 9; thence North 32 degrees 59 minutes East 25 feet, along the Westerly line of Lot No. 9 to an iron pin in the Southeasterly corner of Lot No. 6; thence North 86 degrees 5 minutes West 29 feet 8 inches, along the Southerly line of Lot No. 6, to an iron pin in the Southwesterly corner of Lot No. 6; thence North 3 degrees 55 minutes East 149 feet 2 inches, along the Westerly line of Lot No. 6, to an iron pin at the Northwesterly corner of Lot No. 6 and in the Southerly margin of Belvidere Drive; thence South 88 degrees 25 minutes East 85 feet, along the Southerly margin of Belvidere Drive to the beginning.

Being the same property conveyed to John Hays, Sr. and Karee Hays, husband and wife by Warranty Deed from Lacey Newman, an unmarried woman of record in Instrument No. 20201012-0118101 Register's Office for Davidson County, Tennessee, dated October 09, 2020 and recorded on October 12, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved ✓ improved property known as **1023 Belvidere Drive, Nashville, TN 37204**

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 the 8th day of June, 2024.

John Hays, Sr

Karee Hays

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Hays, Sr and Karee Hays,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of June, 2024.

My Commission expires: Nov 8 2027

Notary Public

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 6/8/2026 (date of document).

Affiant Signature

6/10/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

