This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $308,000.00.

Affiant

Subscribed and sworn before me this the 11th day of June, 2026.

Notary Public
My commission expires: 2-23-30

Karen Johnson Davidson County
Batch# 1433356 DEEDWARR
06/15/2026 11:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,139.60
20260615-0053928

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mia Vlajic 7487 Highway 70 South #301 Nashville, TN 37221	New Owner	142-02-0E 301.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES M. NANNEY, JR. MARRIED AND CARLEE R. NANEY, SINGLE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mia Vlajic, an unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Situated in Davidson County, Tennessee, and being Unit 301, Building Three, as shown on Exhibit A-1 of the Supplemental Declaration to Declaration for Parkvue Condominiums, a Condominium, as of record in Instrument No. 20191007-0102592, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Carlie R. Nanney, unmarried woman, and James M. Nanney, Jr., manied man, as joint tenants, by deed dated 07/02/2020, from Parkside Builders, LLC, of record in Instrument No. 20200708-0073840, as corrected to correct Grantee's name from Carlie to Carlee in Instrument No. * , Register's Office for said County.

* 20260610-0052556

This was not the primary residence for the said James M. Nanney.

Subject to all Easements and Restrictions of record.

THIS IS X IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 7487 Highway 70 South #301, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 10th day of June, 2026.

James M. Nanney, Jr.

James M. Nanney, Jr.

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF LAWRENCE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James M. Nanney, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of June, 2026.

My commission expires: 03-11-2028

Notary Public

Wayne A Bryant
Notary Public, Alabama State At Large
My Commission Expires March 11, 2028

Carlee Naney

Carlee R. Naney

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carlee R. Naney, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of June, 2026.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Kim Murray, 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 6/11/2026 (date of document).

Kim Murray
Affiant Signature

6/12/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of June, 2026.

Janice H. Collins
Notary's Signature

MY COMMISSION EXPIRES: 5-8-29

NOTARY'S SEAL

