Karen Johnson Davidson County
Batch# 741069 DEEDWARR
10/21/2021 12:29:30 PM 5 pgs
Fees: $28.00 Taxes: $980.50
20211021-0141449

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Amrock, LLC 662 Woodward Ave. Detroit, MI 48226	Alaga Covic, 3421 Harbor Hill Place Nashville, TN 37214

Order Number: 71271207-D

GENERAL WARRANTY DEED 71271207-7748973

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Frano Pleic and Zorica Pleic, Husband and Wife**, for Two Hundred Sixty-Five Thousand Dollars and 00/100 ($265,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Alaga Covic, a married man**, whose address is 3421 Harbor Hill Place, Nashville, TN 37214, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 22 on the Final Plat of Section Two, Harborview, Final Plat, of record in Plat Book 9700, Page 708, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All terms and provisions of the restrictions and by-laws of record in Book 10125, Page

494; Book 10344, Page 233; Book 10386, Page 334; Book 10316, Page 891; and Instrument 19991215-0303474, said Register's Office.

All other easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 108-12-0-B-22700CO
Street address of property: 3421 Harbor Hill Place, Nashville, TN 37214
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20021108-0138360 in the Register's Office, Davidson County, Tennessee.

Signed this 8 day of October, 2021.

Signature of Grantor(s):

Frano Pleic
Frano Pleic

Zorica Pleic
Zorica Pleic

STATE OF Tennessee, COUNTY OF DAVIDSON SS:

BE IT REMEMBERED That on this 8 day of October, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Frano Pleic and Zorica Pleic, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Carol DiGiore
Notary Public

CAROL DIGIORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

PCL 71271207DWAR01010203

Property Address: 3421 Harbor Hill Place, Nashville, TN 37214
Tax Parcel: 108-12-0-B-22700CO

Oath of Consideration

I or (we) Frano Pleic Zorica Pleic, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $265,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 8 day of OCTOBER, 20 21.

Signatures of Affiant(s):

Frano Pleic Zorica Pleic

Sworn and subscribed before me this 8 day of Oct, 20 21

Carol DiGiore
Notary Public

CAROL DIGIORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

PCL 71271207DWAR01010303

202110210141449

Tennessee Certification of Electronic Document

I, Betsy Lanzotti, do hereby make oath that I am a licensed attorney and/or the custodian 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 10/8/2021 (date of document).

Affiant Signature

Oct 11, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 11 day of October, 2021

Takisha D Harrison
Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 108120B22700CO

Land situated in the County of Davidson in the State of TN

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 22 ON THE FINAL PLAT OF SECTION TWO, HARBORVIEW, OF RECORD IN PLAT BOOK 9700, PAGE 708, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL TERMS AND PROVISIONS OF THE RESTRICTIONS AND BY-LAWS OF RECORD IN BOOK 10125, PAGE 494; BOOK 10344, PAGE 233; BOOK 10386, PAGE 334; BOOK 10316, PAGE 891; AND INSTRUMENT 19991215-0303474, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO FRANO PLEIC AND WIFE, ZORICA PLEIC, BY DEED FROM PRECISION HOMES, INC., DATED OCTOBER 30, 2002 AND RECORDED NOVEMBER 8, 2002 IN INSTRUMENT NO. 20021108-0138360, DAVIDSON COUNTY, TENNESSEE RECORDS.

Commonly known as: 3421 Harbor Hill Pl, Nashville, TN 37214-5223

Being the same property conveyed to Frano Pleic and wife, Zorica Pleic, by deed dated October 30, 2002 of record in Deed Instrument/Case No. 20021108-0138360, in the County Clerk's Office.