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THIS INSTRUMENT WAS PREPARED BY: J. Blake Freeman, Attorney At Law
323 Emery Drive
Nashville, TN 37214-31[illegible]

Karen Johnson Davidson County
Batch# 798204 DEEDWARR
02/01/2022 12:42:16 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20220201-0011617

# WARRANTY DEED

**NAME OF NEW OWNER(S):**
Rovena Llapri
3457 Harbor Hill Place
Nashville, TN 37214-5233

**SEND TAX BILLS T[illegible]**
New Owner(s)

Map/Parcel: 108120B24000CO

FOR AND IN 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, I/we, **Mladen Marcinko and wife, Gordona Marcinko**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Rovena Llapri, an unmarried woman**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

**BEING Lot No. 35 on the Plan of Final Plat, Section Two, Harborview, Final Phase, of record in Plat Book 9700, page 708, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**BEING the same property conveyed to Mladen Marcinko and wife, Gordona Marcinko by Warranty Deed from Precision Homes, Inc., dated August 30, 2001, and recorded at Instrument No. 20010907-0097449, Register's Office for Davidson County, Tennessee.**

THIS conveyance is subject to: Taxes for 2022 and subsequent years; all matters as shown on the recorded plat and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 3457 Harbor Hill Place, Nashville, TN 37214-5233

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 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 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 my/our hand(s) on this 28th day of January, 2022.

Mladen Marcinko

Gordona Marcinko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said Co0unty and State, Mladen Marcinko and Gordona Marcinko , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of January, 2022.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

My Commission Expires: 3/8/22 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Sworn to and subscribed before me, this 28th day of January, 2022.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

My Commission Expires: 3/8/22 Notary Public