WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-22588444

Karen Johnson Davidson County
Batch# 951753 DEEDWARR
12/14/2022 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20221214-0129758

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Zorica Pleic and Frano Pleic**
Address of New Owner(s): **3421 Harbor Hill Place, Nashville, TN 37214**
Property ID NUMBER: **108120B22700CO**

THIS INDENTURE, made and entered into this 9 day of Dec, 2022, by and between **Alaga Covic, a married person,** party of the first part, and **Zorica Pleic and Frano Pleic, wife and husband, as joint tenants with rights of survivorship,** party of the second part,

WITNESSETH: That for and in consideration of **Three Hundred Thousand Dollars and Zero Cents ($300,000.00),** cash in hand paid, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, Davidson County, State of Tennessee, and being more particularly bounded and described as follows:

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

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.

For Informational Purposes Only:

DERIVATION: Being the same property conveyed to Alaga Covic, a married man, by deed dated October 8, 2021 of record in Deed Instrument/Case No. 20211021-0141449, in the County Clerk's Office.

TMS: 108120B22700CO

Property Address: **3421 Harbor Hill Place, Nashville, TN 37214**

This conveyance is subject to 2022 **Davidson County** and City of **Nashville** Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, estates, title, interests and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore-described real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto it will warrant and forever defend the title to the

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afore-described real estate to the said party of the second part, its successors and assigns, against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Alaga Covic

STATE OF TN

COUNTY OF Sumn

Acknowledgement

On this 9 day of Dec, 20 22, before me personally appeared Alaga Covic, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 22 day of Dec 2022.

Signature of Notary Public

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$300,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$1,110.00**, plus any remote filing electronic payment surcharges.

Zorica Pleic

Zorica Pleic

Frano Pleic

Frano Pleic

Subscribed and sworn to before me this 9 day of Dec 2022.

Notary Public Signature

My commission expires: 2/26/24

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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