Karen Johnson Davidson County
Batch # 1106435 DEEDWARR
03/01/2024 10:07:13 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20240301-0014251

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10435-N

ADDRESS NEW OWNER:
Alaga Covic
104 Point Landing Court
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
NA

Parcel ID:
043-04-0-054

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shawna Grace Robinson, an unmarried woman, and Miranda Courtney Jean Dowell, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Alaga Covic, a married man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. "N" on the unrecorded Map showing the Resubdivision of Lots 64 and 66 on the Plan of Scenic View Subdivision and described according to a survey therefor made by James L. Murphy, Jr., Surveyor, August 7, 1959.
>
> Being the same property conveyed to Shawna Grace Robinson, and Miranda Courtney Jean Dowell by deed dated November 29, 2023 from Shawna Grace Robinson and Miranda Courtney Jean Dowell, Executrixes of the Estate of Lynda Louise Spooner, recorded December 15, 2023, in Instrument Number 20231215-0097069, Register's Office for Davidson County, Tennessee.

This is improved property known as 139 Scenic View Road, Nashville, TN 37138. Possession is to be given on February 26, 2024.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind hemselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 26th day of February, 2024.

Shawna Grace Robinson

Miranda Courtney Jean Dowell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Shawna Grace Robinson, an unmarried woman, and Miranda Courtney Jean Dowell, an unmarried woman,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of February, 2024.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

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STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$210,000.00**.

AFFIANT

Subscribed and sworn to before me on this 26th day of February, 2024.

NOTARY PUBLIC

My Commission Expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY