Karen Johnson Davidson County
Batch # 1112420 DEEDQC
03/19/2024 09:16:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240319-0018729

Prepared by:
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 14 day of March, 2024.

Notary Public
My commission expires: 6-17-2027

Address of New Owner:	Send Tax Bills to:	Tax Information
AEC Development LLC 104 Point Landing Court Hermitage, TN 37076	New Owner	043-04-0-054.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alaga Covic, a married man,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **AEC Development LLC, a Tennessee limited liability company,** Grantee(s), their heirs and assigns, the entire right, title, and interest in and to the real property described as follows:

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 thereof made by James L. Murphy, Jr., Surveyor, August 7, 1959, as follows:

BEGINNING at a point in the northeasterly margin of Scenic View Drive, 1413.8 feet northwest from a concrete monument at the beginning of a curve into Hillman Place; thence with the margin of Scenic View Drive North 46 deg. 29 min. west 69.1 feet to a point; thence North 43 deg. 31 min. East 170 feet to a point; thence south 46 deg. 29 min. East 69.1 feet to the point; thence south 43 deg. 31 min. west 170 feet to the point of beginning.

Being the same property conveyed to Alaga Covic, a married man, by Warranty Deed from Shawna Grace Robinson, an unmarried woman, and Miranda Courtney Jean Dowell, an unmarried woman, dated February 26, 2024 of record as Instrument No. 20240301-0014251, Register's Office for Davidson County, Tennessee.

This property is improved property known as: **139 Scenic View Road, Old Hickory, TN 37138**.

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation

thereof.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14th day of March, 2024.

Alaga Covic

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Alaga Covic**, to me known, (or proved to me on the basis of satisfactory evidence), 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, at office, this 14th day of March, 2024.

Notary Public

My commission expires: 6.17.2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY