(1)

Karen Johnson
Batch # 1175278
08/29/2024 11:07:16 AM
Fees: $13.00 Taxes: $935.18

Davidson County
DEEDWARR
2 pgs

20240829-0066453

WARRANTY DEED

File No.: 2024-0337

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 $252,750.00.

Affiant

Subscribed and sworn to before me on AUGUST 21, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: My Commission Expires: May 20, 2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Alaga Covic and Mirzeta Covic 104 Point Landing Hermitage, TN 37076	New Owner	075-07-0-290.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAVID E. LONG AND WIFE KAY SMITH LONG**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ALAGA COVIC AND MIRZETA COVIC, HUSBAND AND WIFE**, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14-A, as shown on the map entitled the Plan of Rachel's Square, Section One, Zone Lot Division- Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21, of record in Plat Book 6250, page 539 and amending Plat Book 5200, page 622, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAVID E. LONG AND WIFE, KAY SMITH LONG, by deed from ALBERT J. ROBISON AND WIFE, JAMIE ROBISON, BY AND THROUGH ALBERT J. ROBISON, ATTORNEY IN FACT, of record in Instrument No. 20111114-0088886, dated November 10, 2011, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 405 Rachels Court West, Hermitage, TN 37076.

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 GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his 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.

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 our hands on August 21, 2024.

Grantor:

David E. Long

Kay Smith Long

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, David E. Long and wife Kay Smith Long, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2024.

Notary Public

My Commission expires: _____

My Commission Expires:
May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY