Karen Johnson
Batch # 1218648
12/20/2024 11 18 24 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20241220-0099104

Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
AEC Development LLC 104 Point Landing Court 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 consideration, **ALAGA COVIC AND MIRZETA COVIC, HUSBAND AND WIFE,** hereinafter called **"GRANTORS,"** hereby quitclaims and conveys unto **AEC DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, 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 Alaga Covic and Mirzeta Covic, husband and wife, by deed of record as Instrument No. 20240829-0066453, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

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

The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18 day of December, 2024.

Grantor:

Alaga Covic

Mirzeta Covic

Mirzeta Covic

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ALAGA COVIC AND MIRZETA COVIC**, the within named bargainor, 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, at office, this 18 day of December, 2024.

Notary Public

My commission expires: 1/20/2025

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 20, 2025

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Jennifer L Wilson
AFFIANT

Sworn to and subscribed before me, this 18 day of December, 2024.

Notary Public

My Commission Expires: 1/20/2025

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 20, 2025