WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/02 15:57 2pgs
Fees:13.00 Taxes:247.90
20020916-0112910

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road, Hermitage, Tennessee 37076

H-0549

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas K. Noe	Thomas K. Noe	095-03-0-A-070.00CO
(NAME) 2258 Lebanon Road Unit 27	(NAME) 2258 Lebanon Road Unit 27	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Beqir Potka, married Ymerli Potka and wife, Feruze Potka, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas K. Noe and Donna S. Noe, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 70, on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253, Register's Office for Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums as appended as Exhibit "B" to the Master Deed of record in Book 6685, Page 275, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Beqir Y. Potka by Quitclaim Deed from 1994-N2 Tennessee Associates, L.P., a Delaware limited partnership, dated December 11, 1998, of record in Book 11381, Page 46, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Beqir Potka, Ymerli Potka and wife, Feruze Potka by Quitclaim Deed dated December 28, 1999, of record in Instrument Number 19991230-0309207, Register's Office for Davidson County, Tennessee.

Nevila A. Potka joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Beqir Potka.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2258 Lebanon Road Unit 70, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 this 10th day of September, 2002.

Feruze Potka

Beqir Potka

Nevila A. Potka

Ymerli Potka

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beqir Potka, and wife, Nevila A. Potka, Ymerli Potka and wife, Feruze Potka the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 10th day of September, 2002.

Commission expires: 1/29/05

Amanda Nordman

Notary Public

AMANDA NORDMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076