Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt Juliet, TN 37122

16-0046

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **June 2, 2016.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160050627 DEEDWARR
Recvd: 06/15/16 10:46 2 pgs
Fees:13.00 Taxes:351.50
20160615-0060510

WARRANTY DEED

This Instrument Prepared By and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**16-0048**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gazmir Hoxha and Alketa Hoxha	**First Community Mortgage Inc**	**95-3A-66CO**
(NAME) **2258 Lebanon Pike, Unit #66**	(NAME) **275 Robert Rose Drive**	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS) **Murfreesboro, TN 37129**	
(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, **Jetnor Beqir, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gazmir Hoxha and Alketa Hoxha, husband and wife,** 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. 66 on the plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253, in the Register's Office of Davidson County, Tennessee as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Jetnor Beqir, L.L.C., a Tennessee Limited Liability Company, by Quitclaim Deed from Beqir Potka, filed for record on September 1, 2004 at Instrument Number 20040901-0105823; and also being the same property conveyed to Beqir Potka by Quitclaim Deed from 1994-N2 Tennessee Associates L.P., a Delaware Limited Partnership, filed for record on February 14, 2000 at Instrument Number 200002140014945; and being further the same property conveyed to 1994-N2 Tennessee Associates L.P., a Delaware Limited Partnership by Special Warranty Deed filed for record on December 12, 1996 at Book 10289, page 93, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2258 Lebanon Pike, Unit #66, Nashville, TN 37214**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **2nd** day of **June, 2016.**

Jetnor Beqir, LLC

By: Beqir Y. Potka, Chief Manager

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Beqir Y. Potka, whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Jetnor Beqir, LLC, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Jetnor Beqir, LLC.

WITNESS my hand and official seal on **6/02/2016**.

NOTARY

MY COMMISSION EXPIRES: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY