Bill Garrett Davidson County
Batch# 30868 DEEDWARR
11/29/2017 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $445.85
20171129-0121625

WARRANTY DEED

HANNAH KEPLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00

Kelsie Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2017

Hannah Kipley
Notary Public

MY COMMISSION EXPIRES: August 22, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ardian Petollari	OWNER	135-08-0-A 823.00 CO
(NAME)	(NAME)	
P.O. Box 148195		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Steven Probst and Dana Probst, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ardian Petollari and Mikaela Petollari, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 823 of Tract #19 site plan, Nashboro Village Nineteen Condominium of record in Book 5200, Page 80, said Register's Office, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in the Section 66-27-101, et seq. of the Tennessee code Annotated, under the Master Deed establishing Nashboro Village Nineteen Condominium of record in Book 5333, Page 957, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Steven Probst by deed being recorded 10/1/2007 of record in Instrument 20080829-0089129 and corrected in Instrument 20080829-0089120, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Dana Probst executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 823 Longhunter Court, Nashville, TN 37217
(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 my/our hands this 28th day of November, 2017.

Steven Probst

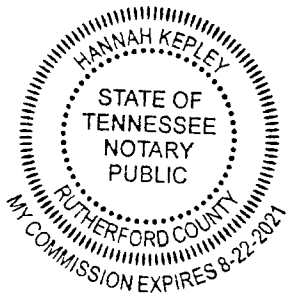
Dana Probst

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Steven Probst and Dana Probst 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 seal this 28th day of November, 2017.

Notary Public Hannah Kepley
My Commission Expires: August 22, 2021



File No.: 21303

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Hannah Kepley, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hannah Kepley
Notary's Signature

My Commission Expires: 8.22.21
Notary' Seal (if on paper)

