Karen Y Johnson Davidson County
Batch# 173644 DEEDWARR
12/13/2018 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20181213-0121377

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER 2018.

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-1056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Beqir Potka and Jetnor Beqir Potka	NEW OWNER	Map: 164060A03300CO
(NAME) P.O. Box 148195	(NAME) P.O. Box 148195	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($145,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WANDA SUE GAYLOR, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BEQIR POTKA, MARRIED, AND JETNOR BEQIR POTKA, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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 all of Unit No. 33, together with the Garage designated as G#10, all on the Plan of Final Plat of Autumn Glen, Section 1, A Condominium Regime, as shown by plat appearing of record in Instrument No. 20020926-0117438, and as established by Master Deed and By-Laws filed for record in Instrument No. 20030929-0143614, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Charles David Gaylor and wife, Wanda Sue Gaylor, by deed from P & B Development, LLC, a Tennessee Limited Liability Company, of record in Instrument 20070619-0073386, dated June 12, 2007, Register's Office for said County. The said Charles David Gaylor now being deceased and title vested in Wanda Sue Gaylor as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20020926-0117438, said Register's Office; (3) Ingress and Egress Easement of record in Instrument 20021211-0153095, said Register's Office; (4) Sewer Easement of record in Instrument 20020823-0102072 and Instrument 20030923-0140664, Register's Office for said County; (5) Access, Amenities, Reciprocal Drainage, Detention Agreement & Maintenance Agreement of record in Instrument 20161230-0137500, said Register's Office; (6) Public Utilities Easement of record in Instrument 20020828-0104004, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 11588, Page 484, amended in Book 11669, Page 376 and Instrument 20010308-0021946; Instrument 20010504-0046260; Instrument 20030929-0143614, amended in Instrument 20101229-0103591 and Instrument 20170510-0046473, said Register's Office.

The signature of Wanda Sue Gaylor is signed by his/her duly appointed Attorney-in-Fact, Vonda Gaylor McGill, pursuant to the Power of Attorney of record in Instrument 20181213-0121376, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4316 Summercrest Blvd., #504, Antioch, TN 37013
(House No.) (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 12th day of December, 2018.

Wanda Sue Gaylor By Vonda Gaylor McGill AIF
Wanda Sue Gaylor
By: Vonda Gaylor McGill, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Vonda Gaylor McGill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Wanda Sue Gaylor, as his/her Attorney-in-Fact, as the free act and deed of the within named Wanda Sue Gaylor.

Witness my hand and official seal this 12th day of December, 2018.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.