Bk 29

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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 202016 DEEDWARR
03/05/2019 01:44:04 PM 2 pgs
Fees: $13.00 Taxes: $518.00
20190305-0020053

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. Leorant Kapedani
2258 Lebanon Pike, #51
Nashville, TN 37214

Send Tax Bills to:

New Owners

Map/Parcel: 095 03 0A 066.00 CO

FOR AND IN 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, I/we, **Gazmir Hoxha and Alketa Hoxha, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Leorant Kapedani and Vjollca Kapedani, husband and wife** hereinafter called the Grantee(s), its successors 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 Gazmir Hoxha and Alketa Hoxha, husband and wife, by deed from Jetnor Beqir, LLC, a Tennessee Limited Liability Company, dated June 2, 2016, and filed at Instrument No. 20160615-0060510, said Register's Office.

THIS conveyance is subject to any and all By-Laws, covenants, conditions and restrictions, and all other existing easements and restrictions of record and all zoning regulations that is applicable.

This is improved property known as: 2258 Lebanon Pike, #66, Nashville, TN 37214

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 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 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 hand(s) as on the date shown on the Notary forms.

Gazmir Hoxha

Alketa Hoxha

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gazmir Hoxha and Alketa Hoxha**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of February, 2019.

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me this 28th day of February, 2019.

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022