WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,099.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2019. .

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gentian Mjeshtri	Gentian Mjeshtri	161-06-0-004.00
(NAME)	(NAME)	
70 Jay Street	70 Jay Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 228247 **DEEDWARR**
05/10/2019 09:06:38 AM 2 pgs
Fees: $13.00 Taxes: $929.07

20190510-0043935

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sarah J. Carter as Administratrix under the Last Will and Testament of Gerald T. Carter and as sole Heir at Law, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Gentian Mjeshtri, hereinafter called the GRANTEE(S), his 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 Lot No. 101 on the Plan of McMurray Woods, Section III, as of record in Book 3300, page 83, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Woodett Road, at the corner of Lots Nos. 100 and 101; thence with the line between said two lots, northerly 166.6 feet to the corner of Lots Nos. 100, 101 and 102; thence with the line between Lots Nos. 101 and 102, northwesterly 176 feet to the southeasterly margin of McMurray Drive; thence with the same, southwesterly 135.76 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, southeastwardly 36.72 feet to the northerly margin of Woodett Road; thence with the same, southeasterly 184.88 feet to the beginning.

Being the same property conveyed to Thomas Carter and wife, Sarah Elizabeth Carter by Warranty Deed from F. L. Eubank and wife, Helen L. Eubank, dated November 19, 1965 and recorded November 19, 1965 of record in Book 3960, page 784, Register's Office for Davidson County, Tennessee. The said Thomas Carter having predeceased Sarah Elizabeth Carter who died on June 24, 2011. Pursuant to the Last Will and Testament of Sarah Elizabeth Carter, Probate No. 11P-1191, title to said property is now vested in Judy Carol Carter Caldwell and Gerald Thomas Carter.

The said Gerald T. Carter died intestate on 09/04/2018, as evidenced in Case No. 18P-1693, Probate Clerk's Office for Davidson County, Tennessee, leaving his daughter, Sarah J. Carter, sole Heir at Law as evidenced by the Affidavit of Heirship of record in Instrument No. 20190508004371, Register's Office for Davidson County, Tennessee. Sarah J. Carter as Administratrix of the Estate of Gerald T. Carter is authorized to execute this deed pursuant to an order issued by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division referenced above.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 638 Woodett Drive, Nashville, TN 37211

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29 day of March, 2019.

The Estate of Gerald T. Carter

By: Sarah J. Carter, Administratrix

State of Kentucky
County of McCracken

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah J. Carter, Administratrix of The Estate of Gerald T. Carter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she as such Administratrix, executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29 day of March, 2019.

Notary Public: Leslie Ryn Wheeler
My Commission Expires: 5-6-2020

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075