This instrument prepared by
Vidmar & Hardesty, Ltd.,
John Vidmar (TN Bar#032525),
P.O. Box 211031, Columbus, Ohio 43221

Record and Return to:
Emi Tanga
2258 Lebanon Pike Unit 47
Nashville, TN 37214

Order Number: NTN-1304422

Karen Johnson Davidson County
Batch# 237504 DEEDWARR
06/03/2019 08:22:30 AM 4 pgs
Fees: $23.00 Taxes: $566.10
20190603-0052233

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Beraldo Hoxhaj, a single person**, for One Hundred Fifty Three Thousand Dollars and 00/100 ($153,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Emi Tanga, a single person,** whose address is 2258 Lebanon Pike Unit 47, Nashville, TN 37214, the following described real property located in the Davidson County, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Unit No. 47 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, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, 275, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 095 03 0A 047.00
Street address of property: 2258 Lebanon Pike, Unit 47, Nashville, TN 37214
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20161213-0130677 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Emi Tanga, 2258 Lebanon Pike Unit 47, Nashville, TN 37214

Signed this 28 day of MAY, 2019.

Signature of Grantor(s):

Beraldo Hoxhaj

STATE OF TN, COUNTY OF Wilson, SS:

BE IT REMEMBERED That on this 28th day of May, 2019 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Beraldo Hoxhaj, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/03/2020

No title search was performed on the subject property by the preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 2258 Lebanon Pike, Unit 47, Nashville, TN 37214
Tax Parcel: 095 03 0A 047.0

Oath of Consideration

I or we, Beraldo Hoxhaj, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $153,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 25th day of May, 2019.

Signatures of Affiant(s):

Beraldo Hoxhaj

Sworn and subscribed before me this 25th day of May, 2019

India K Scruggs
Notary Public

My Commission Expires: 11/03/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ryan Welch, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Texas

County of Williamson

Personally appeared before me, Andrea Pasciak, a notary public for this county and
Notary's Name

state, Ryan Welch, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 03-08-2021

NOTARY'S SEAL

ANDEREA LYN PASCIAK
Notary Public, State of Texas
Comm. Expires 03-08-2021
Notary ID 131035137

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).