Karen Johnson Davidson County
Batch# 283721 DEEDWARR
09/10/2019 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20190910-0091514

1468-19

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 299,000.00.

Affiant

Subscribed and sworn to me on September 10, 2019.

NOTARY PUBLIC

My Commission Expires:

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2020

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32764

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP -- PARCEL #
Daniel Gjonaj 3109 Wingate Avenue Nashville, TN 37211	Victorian Finance, LLC 2570 Boyce Plaza Road Pittsburgh, PA 15241	083-10-012

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rhonda Kelley, as Executrix of the Estate of Edwin Dee King and Rhonda L. Kelley, as Devisee and Dietra J. Cook, as Devisee, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Daniel Gjonaj, an unmarried man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 109 on the Map of Lindsley's 29 acre Tract as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Melvin A. King and wife, Hazel C. King by deed from John W. Fite and wife, Karen Kendall Fite dated June 3, 1994 and recorded June 6, 1994 in Book 9369, page 332 in the Register's Office for Davidson County, Tennessee. The said Melvin A. King having predeceased Hazel C. King. The said Hazel C. King having since died on or about June 21, 2017. The Last Will and Testament of Hazel C. King, of record as part of Docket No. 17P-1299 in the Probate Clerk's Office for Davidson County, Tennessee, devised the subject property to the heirs at law of Melvin A. King and the heirs at law of Hazel C. King as to a one half interest each. The Affidavit of Heirship recorded as Instrument No. 20180601-0052371, said Register's Office, and purports to establish Edwin Dee King as the sole heir at law of Hazel C. King. The said Edwin Dee King having since died on or about February 13, 2019. The Last Will and Testament of Edwin Dee King being of record as part of Docket No. 19P-656 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee. The devisees who per the will are Rhonda L. Kelley, Dietra J. Cook and Jennifer C. Ranish who passed in February 20, 2003, she had no children, the only survivor was her mother Regina Ranish who disclaimed all rights and title per Disclaimer of Regina Ranish of record in Probate Court in Davidson County, Tennessee in said Docket No. 19P-656..

Subject property is investment property for the Grantee herein.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 1513 Gartland Avenue, Nashville, TN 37206.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 10th day of September, 2019.

Rhonda Kelley executrix

Rhonda Kelley, as Executrix for the Estate Of Edwin Dee King

Rhonda Kelley

Rhonda Kelley, Devisee

Dietra J. Cook

Dietra J. Cook, Devisee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 10th, 2019, before me personally appeared Rhonda Kelley, as Executrix of the Estate of Edwin Dee King, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on September 10th, 2019.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 10th, 2019, before me personally appeared Rhonda Kelley, Devisee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on September 10th, 2019.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 10th, 2019, before me personally appeared Dietra J. Cook, Devisee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on September 10th, 2019.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9/7/2020

Notary Signature

My Commission Expires: September 7, 2020