Karen Johnson Davidson County
Batch# 291429 DEEDWARR
09/25/2019 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20190925-0097680

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Vaska Lako
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

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

File No.: 19-0746

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Vaska Lako, a married man	NEW OWNER	Map: 095030A05300
(NAME) 1804 Timber Grove	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

LUCIE PAPA AND HUSBAND, PERIKLI PAPA,

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

VASKA LAKO, A MARRIED MAN,

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 Unit No. 53 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253, Register's Office for 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, Page 275, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lucie Papa and husband, Perikli Papa and Dionis N. Papa all as tenants in common with right of survivorship, by deed from Beqir Potka and wife, Nevila Potka and Ymerli Potka and wife, Feruze Potka, of record in Instrument No. 20010911-0098872, dated September 6, 2001, Register's Office for said County. See also Quitclaim Deed from Dionis N. Papa, unmarried, to Lucie Papa and husband, Perikli Papa, of record in Instrument 201909250097679, said Register's Office.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 702, said Register's Office; (3) Rules & Regulations of record in Instrument No. 20060725-0089316, in the Register's Office for Davidson County, Tennessee; (4) Charter for HOA of record in Book 6684, Page 626 and Book 6685, Page 288, in the Register's Office for Davidson County, Tennessee; (5) Memorandum of Lease of record in Book 10419, Page 544, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions and By-Laws of record in Book 6685, Page 253, amended in Book 8145, Page 401, Book 10320, Page 582, Instrument No. 20130227-0019654, and Book 6685, Page 277, said Register's Office.

The signature of Lucie Papa is signed by his/her duly appointed Attorney-in-Fact, Monika Dillehay, pursuant to the Power of Attorney of record in Instrument 20190204-0010531, said Register's Office.

The signature of Perikli Papa is signed by his/her duly appointed Attorney-in-Fact, Monika Dillehay, pursuant to the Power of Attorney of record in Instrument 20190204-0010532, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2258 Lebanon Rd.; #53, Nashville, TN 37214
(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 25th day of September, 2019.

Lucie Papa by Monika Dillehay as Attorney in Fact
Lucie Papa
By: Monika Dillehay, as Attorney in Fact

Perikli Papa by Monika Dillehay as Attorney in Fact
Perikli Papa
By: Monika Dillehay, 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 Monika Dillehay, 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 Lucie Papa and Perikli Papa, as his/her/their Attorney-in-Fact, as the free act and deed of the within named Lucie Papa and Perikli Papa.

Witness my hand and official seal this 25th day of September, 2019.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
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.