WARRANTY DEED

Karen Johnson Davidson County
Batch# 362707 DEEDWARR
02/25/2020 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $625.30
20200225-0020594

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Debra A. Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2020

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 9-16-2020

(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenny Johnson	Quicken Loans	163-16-0-A-052.00 CO
(NAME)	(NAME)	
4630 Brown Leaf Drive	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Bajram Krasniqi and Mayren Krasniqi, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenny Johnson and K Jo Johnson, husband and wife,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 152 on the plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements, Exhibit A-1, of record in Instrument No. 20031119-0168785, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed Bajram Krasniqi and Mayren Krasniqi, husband and wife, by Warranty Deed from Kristen C. Giere, unmarried, dated April 20, 2017, of record in Instrument No. 20170424-0039671, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5820 Monroe Xing, Antioch, TN 37013
(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 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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 10818, page 967; Instrument No. 20031119-0168785, Instrument No. 20040218-0018388 and Instrument No. 20080729-0077387; Restrictions of record in Instrument No. 20031119-0168785, supplemented in Instrument No. 20050609-0066104; Instrument No. 20060825-0105504 and Instrument No. 20080812-0082993; Easement deed by court of record in Instrument No. 20120228-0017172; Conveyance to Homeowners Association for common elements, open space, common area and road of record in Instrument No. 20031120-0169428 and Instrument No. 20050803-0091277; Stormwater Detention Agreement of record in Instrument No. 20030910-0132287; Development and easement agreement and agreement to share costs of record in Instrument No. 20031124-0170577; Sewer Easement of record in Book 7306, page 109; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this ~~27th~~ 17th day of February, 2020.

Bajram Krasniqi

Mayren Krasniqi

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bajram Krasniqi and Mayren Krasniqi, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this ~~27th~~ 17th day of February, 2020.

Notary Public
My Commission Expires: _____

File No.: 30989

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

