Karen Johnson Davidson County
Batch# 368196 DEEDWARR
03/05/2020 03:11:07 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20200305-0025105

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$144,250.00

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2020.

Notary Public

My commission expires: 7-4-2020

KATHERINE VINCENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Marsel Nuko and Albiona Nuko	Marsel Nuko and Albiona Nuko	135-08-0A-743.00-CO
743 Long Hunter Court	21 Thornton Rd.	
Nashville, TN 37217	Worchester, MA 01606	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Willodean R. Hughes

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Marsel Nuko and Albiona Nuko, Husband and Wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 743 of Nashboro Village Nineteen Condominium, a Condominium or Horizontal Property Regime established by a Master Deed of record in Book 5333, Page 957 Registers Office for Davidson County, Tennessee and shown on a Plan of record in Book 5200, Page 80, Registers Office.

Being the same property conveyed to Willodean R. Hughes by Warranty deed from Barbara J. Gray, unmarried of record in Book 5872, page 372, Register's Office for Davidson County, Tennessee, dated April 19, 1982 and recorded on April 21 1982. (Value or consideration shown in aforementioned deed $63,345.15.) Being also known as 743 Long Hunter Court Nashville, Tennessee 37217.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-P-20-743

SP 11/2015

This is improved property known as **743 Long Hunter Court, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of March, 2020.

Willodean Hughes by Victoria Guye, Attorney-In-Fact

Willodean R. Hughes by Victoria Guye, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared Victoria Guye, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Willodean R. Hughes** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Willcdean R. Hughes, and is authorized by **Willodean R. Hughes** to execute this instrument on his/her behalf.

Witness my hand, at office, this 3rd day of March, 2020

My commission expires: 4-17-23

SolomonParks File No. 20-000026-526

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY