WARRANTY DEED

Karen Johnson Davidson County
Batch# 378969 **DEEDWARR**
03/30/2020 09:26:26 AM 2 pgs
Fees: $13.00 Taxes: $1,605.80

20200330-0033745

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 2818 Bransford Avenue, Nashville, TN 37204

File No.: TN-2020-5092-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brynn Roe	New Owner	161 06 0 004.00
(NAME)	(NAME)	
638 Woodett Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thirty-Four Thousand And No/100 Dollars ($434,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GENTIAN MJESHTRI, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brynn Roe and Clayton Roe, wife and husband**, 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 unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 638 Woodett Road, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 638 Woodett Road, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20190701-0063441, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Warranty Deed from Sarah J. Carter as Administratrix under the Last Will and Testament of Gerald T. Carter and as sole Heir at Law to Gentian Mjeshtri, as recorded on the 10th day of May, 2019 in Instrument No. 20190510-0043935; Affidavit of Heirship recorded in Instrument No. 20190508-0043171; Probate recorded in Docket No. 18P1693; part of Quitclaim Deed from J. Blake Freeman, Trustee to Gerald T. Carter, as recorded on the 6th day of January, 2012 in Instrument No. 20120106-0001744; Probate recorded in Docket No. 11P1191 and part of Warranty Deed from F. L. Eubank and wife, Helen L. Eubank to Thomas Carter and wife, Sarah Elizabeth Carter, as recorded on the 19th day of November, 1965 in Deed Book 3960, Page 784, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 638 Woodett Drive, Nashville, TN 37211
(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 24th day of March, 2020

Gentian Mjeshtri

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of March 2020, before me personally appeared Gentian Mjeshtri to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 24th day of March, 2020

Commission Expires: 8/1/22

ANDREW MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public