Karen Johnson Davidson County
Batch# 388663 DEEDWARR
04/20/2020 03:05:58 PM 2 pgs
Fees: $13.00 Taxes: $591.63
20200420-0041303

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1139 NW Broad St Suite 101**
**Murfreesboro, TN 37129**

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**
**The actual consideration or value, whichever is greater, for this transfer is $159,900.00.**

**Affiant**

**Subscribed and sworn to before me, this 15th day of April, 2020.**

**Notary Public**
**My commission expires:** 1/8/24

**13-2003-133631**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Dituri Celaj<br>230 Timberway Drive<br>Nashville TN 37214 | New Owner<br>6 Grouse Street<br>Boston, MA 02132 | 108-07-0-B-151.00 CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dorie Dickey now Dickey-Stovall, Married Woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dituri Celaj**, hereinafter called the Grantees, their successors 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. 151-Q, on the Plan of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, Page 475; and by Instrument of Clarification in Book 6561, Page 141; and Book 7153, Page 617, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominium, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Dorie Dickey by deed from Margie C. Payne as Successor Trustee of the 230 Timber Way Land Trust, dated July 8, 2016, recorded July 13, 2016, of record in Instrument No. 20160713-0071662, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 230 Timberway Drive, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of April, 2020.

Dorie Dickey-Stovall

Michael Stovall

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dorie Dickey-Stovall and Michael Stovall** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 15th day of April, 2020.

State of Tennessee at Large

My Commission expires: 05/19/2020

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY