Karen Johnson Davidson County
Batch# 415539 DEEDWARR
06/16/2020 11:04:08 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20200616-0061929

Warranty Deed

KIMBRA R. ROUSH 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 $165,000.00. Affiant Subscribed and sworn to before me, this the 12th day of June, 2020. Notary Public My commission expires: 1/8/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Armand Hoxha Viola Hoxha	c/o Leorant Kapedani	107-14-0A-038.00-CO
1260 Massman Drive	2258 Lebanon Pike #51	
Nashville, TN 37217	Nashville, TN 37214	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANA MICHELLE NANNI AND DOMINIC JOHN NANNI, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARMAND HOXHA AND VIOLA HOXHA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 all of Unit No. 38 on the Plan of Copperfield Terrace Condominiums, a Horizontal Property Regime established by Master Deed of record in Book 6326, Page 790, a Plat of which is of record in Book 6250, Page 50, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Dana Michelle Nanni and Dominic John Nanni, wife and husband by Warranty deed from Robert W. Johnson, an unmarried man of record in Instrument No. 20180326-0028161 Register's Office for Davidson County, Tennessee, dated March 07, 2018 and recorded on March 26, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1260 Massman Drive, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of June, 2020.

Dana Michelle Nanni

Dominic John Nanni

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dana Michelle Nanni and Dominic John Nanni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of June, 2020.

Notary Public

My Commission Expires: 11-6-2023

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023