WARRANTY DEED

Karen Johnson Davidson County
Batch# 476163 DEEDWARR
09/15/2020 01:45:32 PM 2 pgs
Fees: $13.00 Taxes: $621.60

20200915-0105240

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2020..

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marsel Nuko	Marsel Nuko	136 03 0A 123.00
(NAME)	(NAME)	
3880 Priest Lake Drive, Unit 39	3880 Priest Lake Drive, Unit 39	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Travis Powell and Maria E Powell, husband and wife,** hereinafter called the GRANTOR(S), has/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(S), his/her/their 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 Townhouse Number 39, Building 16 on the Plan of Priest Lake Park Condominium Townhouse, Phase 1, of record in Plat Book 4460, Page 88, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Travis Powell and Maria E. Powell, husband and wife by Warranty Deed from Djordjeta Teodorovic, a married woman and Simona Teodorovic, an unmarried woman, dated 12/29/2016 and recorded 01/31/2017, of record in Instrument 201701310010070, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 4460, Page 88, (2) Covenants, conditions, easements and restrictions recorded in Book 4651, Page 412, Book 4943, Page 692, Book 5083, Page 417, Book 5189, Page 671, Book 9089, Page 757, Book 9507, Page 606, Instrument No. 200110250116633, Instrument No. 200506210071262, Instrument No. 200602280022872, Instrument No. 200602280022873, Instrument No. 201507090066742, and Instrument No. 201612050127268, (3) Rights of others under the terms and conditions contained in the Charter of record in Book 4944, Page 115, (4) Rights of others under the terms and conditions contained in the By-laws of record in Instrument 200508170097909, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

File No.: 881640
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-88-P-10 3880-39

unimproved ☐

This is improved ☒ 3880 Priest Lake Drive, Unit 39, Nashville, TN 37217

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 9th Day of September, 2020.

Travis Powell

Maria E Powell

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Travis Powell and Maria E Powell,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of September, 2020.

Notary Public

My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

WILSON COUNTY TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC