THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35832-09-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me this 27th day of October, 2020. Notary Public My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Egli Hoxha 1828 Lincoya Bay Drive Nashville, TN 37214	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 109050D11800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John J. Miller and wife, Shauna Miller, who joins in this instrument for the purpose of conveying any interest she may have in this property**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Egli Hoxha,** unmarried **, Dashamir Dervishi and wife, Merita Dervishi** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1828 Lincoya Bay Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 504932 DEEDWARR
10/30/2020 08:55:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20201030-0126506

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th of October, 2020.

John J. Miller
By: George E. Mudter, Attorney-In-Fact

Shauna Miller
By: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-In-Fact for John J. Miller and Shauna Miller, and is authorized by the said John J. Miller and Shauna Miller to execute this instrument on their behalf.

Witness my hand, at office, this 27th day of October, 2020.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1828, together with the appurtenant interest in the common elements of The Cottages at Williams Bend horizontal property regime with private elements established by Declaration of record in Instrument No. 20040628-0076712, supplemented in Instrument No. 20041028-0129585, Instrument No. 20050923-0114373, and Instrument No. 20180420-0037271, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "C" to the aforementioned supplement of Declaration in Instrument No. 20041028-0129585 as amended in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John J. Miller, an unmarried man by deed dated April 28, 2006 from 70 South Associates LLC, a Tennessee limited liability company, of record in Instrument No. 20060502-0050645, Register's Office for Davidson County, Tennessee. John J. Miller having since married.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable. Map and Parcel No. 109050D11800CO.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20021204-0149456, Register's Office for Davidson, County, Tennessee.
3. Dedication of common area to Cottages at Williams Bend Townhouse Corporation of record in Instrument No. 20061229-0161140, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for The Cottages at Williams Bend, of record in Instrument No. 20040628-0076712, amended in Instrument No. 20041028-0129585, Instrument No. 20050923-0114373, and Instrument No. 20180420-0037271, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7121, page 169, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Instrument No. 20000918-0092189, Register's Office for Davidson County, Tennessee.
8. Easement agreement of record in Book 6185, page 216 , Book 7498, page 726 and Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457, Register's Office for Davidson County, Tennessee.
9. Easement for sewer of record in Book 5406, page 470, Register's Office for Davidson County, Tennessee.

True Copy Certificate of Authenticity

I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021