This Instrument was prepared by:
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323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 524941 DEEDQC
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Fees: $17.00 Taxes: $0.00
20201207-0141492

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Beqir Y. Potka, a married man,** has bargained and sold, and by these presents do convey and transfer all interest he may possess to **Jetnor Beqir Potka and Beqir Y. Potka, joint tenants with right of survivorship,** their heirs and assigns, in and to the following real property in Davidson County, Tennessee, to-wit:

PARCEL 1: Map/Parcel: 095030A00200CO
BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2 as specified on the plat shown in the Master Deed, on the Plan of Magnola Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed for Magnolia Square Condominiums, of record in Book 6685, page 253, Assignment and Designation as Successor Declarant of record in Book 8145, page 401 and in Book 10320, page 582, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, of record in Book 6685, page 277, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Magnolia Square Condominiums for the placement of Units, as shown on Exhibit "B" to the Master Deed of record in Book 6685, page 253, said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Beqir Y. Potka by Quitclaim Deed from Zybe Potka, dated April 11, 2013, and recorded at No. 20130412-0036661, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2258 Lebanon Pike, #2, Nashville, TN 37214

PARCEL 2: Map/Parcel: 095030A01000CO
A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 10 in a Horizontal Property Regime of Magnolia Square Condominium of record in Book 6685, page 253, as shown on the Plan of Magnolia Square Condominium,

appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Beqir Y. Potka by Quitclaim Deed from Mary A. Noonan, married, dated April 11, 2013, and filed in Instrument No. 20130412-0036662, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2258 Lebanon Pike, #10, Nashville, TN 37214

The above properties is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-3-307or other similar statute.

IN WITNESS WHEREOF, the parties have executed this instrument this 24 day of December, 2020.

Beqir Y. Potka

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beqir Y. Potka, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 24 day of Dec., 2020.

Notary Public

My Commission Expires: 3/8/22

NOTARY PUBLIC STATE OF TENNESSEE OLLIE MAI PARSLEY MY COMMISSION EXPIRES 3-8-2022

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 24 day of October, 2020.

Notary Public

My Commission Expires:

3/8/22

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NEW OWNER(S)
Jetnor Beqir Potka
P.O. Box 148195
Nashville, TN 37214

SEND TAX BILL TO:
New Owner(s)