WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: July 5, 2020
(AFFIX SEAL)

CHERYL BUCKINGHAM-MINIMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 526200 DEEDWARR
12/08/2020 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20201208-0142282

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-102429

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ardian Petollari	Ardian Petollari	
(NAME) 401 Toomer Ct.	(NAME) 401 Toomer Ct.	072-12-0-202.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($320,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MILDRED SHULL, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARDIAN PETOLLARI, A MARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
LAND in Davidson County, Tennessee, being the Easterly 20 feet of the East 40 feet of Lot No.120 as shown on the Map of Riverside Drive Subdivision, of record in Plat Book 974, Pages 60 and 61, Register's Office for said State and County, and being more particularly described as follows:

Said Easterly part of said Lot 120 adjoins the property of said Grantee herein and fronts 20 feet on the Northerly margin of Litton Avenue extending back 150 feet between parallel lines to a dead line in the rear on which it measures 20 feet.

TRACT II:
Being Lot No. 121 and the Westerly 5 feet of Lot No. 122 on the Map of Riverside Drive Subdivision, of record in Book 974, Pages 60 and 61, Register's Office for said County.

According to an unregistered copy of a survey thereof made February 19, 1942, said lot and part of said lot adjoin and front together 55 feet on the Northerly side of Litton Avenue and run back between parallel lines along the Westerly margin of a 40 foot unnamed street, which is a part of former Lot No. 122, 150 feet to a dead line.

Being the same property conveyed to Nathaniel Campbell and Mildred Shull, as tenants in common by Warranty deed from Loretta M. Stevens, a widow of record in Book 6776, Page 855, Register's Office for Davidson County, Tennessee, dated January 28, 1986 and recorded on February 04, 1986.

Being the same property conveyed to Mildred Shull by Quitclaim deed from Nathaniel Campbell of record in Instrument No. 20100301-0015307 Register's Office for Davidson County, Tennessee, dated March 01, 2010 and recorded on March 01, 2010.

Being the same property conveyed to Mildred Shull by Quitclaim deed from Mildred Shull of record in Instrument No. 20110719-0055263 Register's Office for Davidson County, Tennessee, dated July 19, 2011 and recorded on July 19, 2011.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1717 Litton Avenue, Nashville, TN 37216
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this the 2nd day of November, 2020

Mildred Shull by Camille Shull Atty in fact

Mildred Shull, by Camille Shull, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 2nd day of November, 2020, before me personally appeared Camille Shull to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mildred Shull and who acknowledged he/she/they executed the same as the free act and deed of the said Mildred Shull.

Witness my hand and official seal, this the 2nd day of November, 2020.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022