Karen Johnson Davidson County
Batch# 560482 DEEDWARR
01/25/2021 02:59:19 PM 2 pgs
Fees: $13.00 Taxes: $604.95
20210125-0010838

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $163,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF JANUARY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-8203N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Marsel Nuko and Albiona Nuko	*New Owner*	135-08-0A-621.00-CO
3880 Priest Lake Dr. #39		
Nashville, TN 37217		

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,

GETENET TAGLO, A MARRIED MAN AS SOLE AND SEPARATE PROPERTY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARSEL NUKO AND ALVIONA NUKO, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium unit in Davidson County, Tennessee, described as follows:

Unit No. 621, A Horizontal Property Regime as shown on the condominium site plan of Nashboro Village Nineteen Condominiums of record in Book 5200, page 80, Davidson County, Tennessee. The premises herein conveyed in a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administrations thereof; to easements rights and interest in favor of other unit owners and all power, water, electrical telephone and other utility easements not or hereafter established over, through or upon the land embracing the regime and covenants, restrictions, options, burdens, easements and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Nashboro Village Nineteen Condominiums of record in Book 5200, Page 80, Said Register's Office. This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out on Section 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, ect, right and interest in favor of other unit owners; options, burdens, assessments and undertakings, ect., contained in the Master Deed of record in Book 5333, page 957, said Register's Office.

Being the same property conveyed to Getenet Taglo, a married man as sole and separate property by Warranty deed from Cristina M. Ortiz N/K/A Cristina Mejia, a married person of record in Instrument No. 20160125-0006918 Register's Office for Davidson County, Tennessee, dated January 19, 2016 and recorded on January 25, 2016. (Value of consideration shown in aforementioned deed $94,000.00.) Being also known as 621 Longhunter Ct 621 Nashville, Tennessee 37217.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 621 Longhunter Ct, Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. SBP 20621

Witness my hand on the 13th day of January, 2021.

Getenet Taglo

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, GETENET TAGLO, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of January, 2021.

Notary Public

My Commission Expires: _____

File #: 20-8203N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON