Karen Johnson Davidson County
Batch# 592221 DEEDQC
03/15/2021 01:51:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210315-0034069

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

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 Potka, as sole owner and sole member of Jetnor Beqir, LLC, a Terminated Tennessee Limited Liability Company,** has bargained and sold, and by these presents do convey and quitclaims all interest she may possess to **Beqir Y. Potka, a married man,** his heirs and assigns, in and to the following real property in Davidson County, Tennessee, to-wit:

TRACT 1: Map/Parcel: 095030A01100CO
LAND in Davidson County, Tennessee, being Unit No. 11 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, page 253 in the Register's Office of Davidson County, Tennessee, as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, at page 275 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Jetnor Beqir, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Feruze Potka and Beqir Y. Potka, dated August 26, 2004, and recorded in Instrument No. 20040901-0105822, said Register's Office.

TRACT 2: Map/Parcel: 095030A01200CO
LAND in Davidson County, Tennessee, being Unit No. 12 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Bok 6685, page 253 in the Register's Office of Davidson County, Tennessee, as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, at page 275 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Jetnor Beqir, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Beqir V. Potka and Nevila A. Potka, dated August 26, 2004, and recorded in Instrument No. 20040901-0105824, Register's Office for Davidson County, Tennessee.

TRACT 3: Map/Parcel: 095030A03500CO
BEING Unit No. 35 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, page 253, Register's Office for Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, at page 275, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jetnor Beqir, LLC, a Tennessee Limited Liability Company by Warranty Deed from William H. Lightfoot and wife, Trudi P. Lightfoot, dated February 28, 2005, and filed at Instrument No. 20050303-0023820, Register's Office for Davidson County, Tennessee.

TRACT 4: Map/Parcel: 095030A06300CO
BEING Unit No. 63 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, page 253, Register's Office for Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, at page 275, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jetnor Beqir, LLC, a Tennessee Limited Liability Company, by Warranty Deed from William H. Lightfoot and wife, Trudi P. Lightfoot, dated February 28, 2005, and recorded in Instrument No. 20050303-0023821, Register's Office for Davidson County, Tennessee.

Beqir Potka and Beqir Y. Potka being one and the same person.

The above described property is investment property and not the primary residence of said Grantor.

This is improved property known as: 2258 Lebanon Pike, #11, #12, #35 and #63, Nashville, TN 37214

IN WITNESS WHEREOF, the parties have executed this instrument this 12 day of March, 2021.

Beqir Potka

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beqir 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 12 day of March, 2021.

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

My Commission Expires: Notary Public

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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 12 day of March, 2021.

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

My Commission Expires: Notary Public

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NEW OWNER(S)
Beqir Y. Potka
PO Box 148195
Nashville, TN 37214

SEND TAX BILL TO:
New Owner(s)