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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 592221 DEEDWARR
03/15/2021 01:51:35 PM 2 pgs
Fees: $13.00 Taxes: $259.00
20210315-0034070

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. Androkli Kokthi
1860 Berwyn Street
Philadelphia, PA 19115

Send Tax Bills to:
New Owner

Map/Parcel: 095030A01200CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Beqir Y. Potka, a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Androkli Kokthi and Enkelejda Kokthi, husband and wife**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 12 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, page 253 in the Register's Office for 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 part of the same property conveyed to Beqir Y. Potka by Quitclaim Deed dated March 12, 2021, and filed at Instrument No. 20210315-0034069 **, Register's Office for Davidson County, Tennessee.**

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

THIS conveyance is subject to: Taxes for 2021 and subsequent years and all other easements, restrictions and zoning regulations which may be applicable.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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) as on the date shown on the Notary forms.

Beqir Y. Potka

STATE OF TENNESSEE DAVIDSON COUNTY ss:

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

Witness my hand and official seal at office, this 12th day of March, 2021.

My Commission Expires: Notary Public

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

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me this 12th day of March, 2021.

My Commission Expires: Notary Public

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