Karen Johnson Davidson County
Batch# 615731 DEEDWARR
04/15/2021 10:29:30 AM 2 pgs
Fees: $13.00 Taxes: $2,686.20
20210415-0050292

4264

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 210334213**<br>SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $726,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of April, 2021.<br><br>Notary Public<br>My Commission Expires: 3-7-2023 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Daniel Gjonaj<br>1519 Forrest Avenue<br>Nashville TN 37206 | Send Tax Bills To:<br>Movement Mortgage<br>PO Box 105178<br>Atlanta, GA 30348 | Tax Information:<br>Tax Parcel ID No.<br>083-09-0-354.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald A. Hejny and Lydia A. Hejny, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Daniel Gjonaj, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 64, as shown on the map entitled Subdivision of the A.V.S.Lindsley 29 Acre Tract, of record in Plat Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DONALD A. HEJNY AND LYDIA A HEJNY, HUSBAND AND WIFE, by deed from COLIN FERGUSON AND FIORELA OREZZOLI, HUSBAND AND WIFE, of record in Instrument No. 20161209-0129523 , dated November 30, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 083-09-0-354.00.

Matters shown on the Plan of record in Plat Book 57, page 66, said Register's Office.

This is improved property located at 1519 Forrest Avenue Nashville TN 37206

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 14th day of April, 2021.

Donald A. Hejny

Lydia A. Hejny

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald A. Hejny and Lydia A. Hejny, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2021.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires:

**Tennessee Certification of Electronic Document**

I, Ernest D. Bennett, III, 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 herewith 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 Davidson )

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

*Notary Signature*

My Commission Expires: January 10, 2023