Karen Johnson Davidson County
Batch# 643258 DEEDWARR
05/24/2021 02:43:30 PM 2 pgs
Fees: $13.00 Taxes: $701.15
20210524-0070197

STATE OF TENNESSEE
COUNTY OF Williams

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2021.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 8/1/22

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

13-NSH21-01904

Address of New Owner:	Send Tax Bills to:	Tax Information:
Gentian Mjeshtri 3508 Wilbur Ave Nashville, TN 37204	SAme	071 08 0 134.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary E. Jones,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gentian Mjeshtri**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 151 on the map of Section One, Joywood Heights, as of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Albert M. Jones and wife, Mary E. Jones, by Installment Deed from Frank W. Collier, Sr., and wife, Helen M. Collier, of record in Book 3672, Page 390, in the Register's Office of Davidson County, Tennessee, dated August 28, 1963 and recorded on December 30, 1963. Said Albert M. Jones having since died March 2, 1995, leaving sole hier Mary E. Jones.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2010 Jones Avenue, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

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WITNESS my hand this 21st day of May, 2021

Mary E. Jones

Mary E. Jones

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 21st day of May, 2021, before me personally appeared Mary E. Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 03-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Andy Maloney, 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 TN
County of Davidson

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 10/26/24