QTN-847-2021

Name and Address of New Owner:
Albiona Nuko
128 Brooke Castle Drive
Nashville, TN 37076

Karen Johnson Davidson County
Batch# 676859 DEEDWARR
07/14/2021 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20210714-0094819

Send Tax Bills To:
Albiona Nuko
321 Colt Ave
Mount Juliet, TN 37211

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 075-08-0A-031-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jennifer O'Neill, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Albiona Nuko,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 128 in a Horizontal Property Regime as shown on the Condominium Site Plan of Brooke Castle Condominiums, of record in Book 6250, page 627, as amended in Book 6680, page 905 (re-recorded in Book 6727, page 762), revised in Book 6250, page 691, as amended in Book 6919, page 571, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description, and described in Master Deed of record in Book 6519, page 747, Register's Office for said County.

Being the same property conveyed to Jennifer O'Neill, unmarried, from Madeline Billings, unmarried, by Warranty Deed dated May 22, 2006 and recorded May 23, 2006 in Instrument #20060523-0060446, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of July, 2021.

Jennifer O'Neill (SEAL)
Jennifer O'Neill

STATE OF West Virginia
COUNTY OF Brooke

On this 2nd day of July, 2021, before me personally appeared Jennifer O'Neill, 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's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of July, 2021.

Rebecca L. Denny
Notary Signature
My commission expires: Sept. 15, 2025

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Rebecca L. Denny
Robert Alan Milner, Attorney at Law
600 Indiana Ave., Suite 306
PO Box 361
Chester, WV 26034
My Commission Expires September 15, 2025

AFFIDAVIT OF VALUE

STATE OF TN)
)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of July, 2021.

Katherine Warren
Notary Public
My commission expires: 4-13-22
File No. QTN-847-2021

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on 2 July 2021 (date of document).

Jennifer L. Pennell

7/2/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of July, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 41322

Notary's Seal

