Name and Address of New Owner:
Marsel Nuko and Albiona Nuko
2706 Greystone Road, Unit A
Nashville, TN 37204

Send Tax Bills To:
Marsel Nuko and Albiona Nuko
321 COLT AVE
MT JULIET, TN 37122

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 118070B00100CO

Karen Johnson Davidson County
Batch# 755106 **DEEDWARR**
11/15/2021 02:18:15 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20211115-0151817

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, **Jeffrey M. Hodge, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marsel Nuko and Albiona Nuko, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Unit A Homes at 2706 Greystone Road a Horizontal Property Regime with Private Elements of record as Instrument No. 20180813-0079856 and being shown on Plat attached thereto as Exhibit "A", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey M. Hodge, a married man, by Warranty Deed from Midtown Realty, a Tennessee limited liability company, recorded on June 27, 2019, of record in Instrument No. 20190627-0062752, Register's Office for Davidson County, TN.

This is not nor has it ever been the primary residence of Jeffrey M. Hodge.

This is improved property known as 2706 Greystone Rd., Unit A, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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.

YP-21-2706A

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of November, 2021.

Jeffrey M. Hodge (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of November, 2021, before me personally appeared Jeffrey M. Hodge, 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 4th day of November, 2021.

JOHN ALFRED BELL JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $900,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

(Affiant)

Sworn to and subscribed before me this
4th day of November, 2021.

Notary Public
My commission expires: 1/6/25
File No. 2021-3674