Karen Johnson Davidson County
Batch# 760109 DEEDQC
11/23/2021 02:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211123-0155580

Commitment Number: TN21106024

After Recording, Send To:
Kreshnik Bendaj and **Rebecca M. Bendaj**
806 SUNSET VIEW DR., HERMITAGE, TN 37076-1674

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21106024.

New Property Owner/Mail Tax Statements To:
Kreshnik Bendaj and **Rebecca M. Bendaj**, 806 SUNSET VIEW DR., HERMITAGE, TN 37076-1674

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
086 13 0B 038.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Kreshnik Bendaj and **Rebecca M. Bendaj,** husband and wife and **Jeffrey C. Lazar** married to **Ahouva Lazar**, as tenants in common with right of survivorship, hereinafter grantors, whose tax-mailing address is **806 SUNSET VIEW DR., HERMITAGE, TN 37076-1674**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Kreshnik Bendaj** and **Rebecca M. Bendaj**, husband and wife, hereinafter grantees, whose tax mailing address is **806 SUNSET VIEW DR., HERMITAGE, TN 37076-1674**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Land in Davidson County, Tennessee being Villa # 1232. a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 5566-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Magnolia Fame Villas, appearing of record in Instrument No. 20180523-

00498079, in the Registers Office for Davidson County, Tennessee, as corrected in Instrument No. 20190624- 0060681 in said Registers Office. and as amended by Supplementary Declaration annexing Phase 2. Section 2 of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002808 in said Registers Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its Exhibits is hereby made for a more complete and detailed description of the Villa. the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association. Reference is hereby also made to Final Subdivision Plat of Magnolia Farms of record in Instrument No. 20190507-0042696, Registers Office for Davidson County, Tennessee, and the Final Subdivision Plat for Phase 2, Section 2 of Magnolia Farms of record in Instrument No. 20191210- 0127306 in said Registers Office, as revised in instrument No. 20200114-00046924 in said Register's Office, the property within which is subject to the above-referenced Declaration as corrected and amended, and the referenced Plats.
Property Address is: 806 SUNSET VIEW DR., HERMITAGE, TN 37076-1674

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20210113-0005686 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 086 13 0B 038.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 2nd day of November, 2021.

Affiant

Kreshnik Bendaj
Print Name

(Seal)

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tanya Stafford
Notary Public

My commission expires:

2-14-2024

Tanya Stafford
Print Name

CTIC# N/A

Executed by the undersigned on November 2nd, 2021:

Kreshnik Bendaj

Rebecca M. Bendaj

Jeffrey C. Lazar

Ahouva Lazar

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 2, 2021 by **Kreshnik Bendaj, Rebecca M. Bendaj, Jeffrey C. Lazar, Ahouva Lazar** who are personally known to me or have produced Drivers license+passports as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Tanya Stafford
Notary Public
Exp: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on .

Affiant Signature

11-2-2021

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **2nd** day of **NOV**, 20**21**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462