BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 766022 **DEEDWARR**
12/02/2021 10:56:38 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20211202-0159705

File No. AT-21-1582

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gjenan Ukaj, Munevera Ukaj, and Metus Ukaj	New Owner	
(NAME)	(NAME)	
4500 Post Road, #B17		103-14-0A-017.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Christie Marie Raden N/K/A Christie Marie Dunham, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gjenan Ukaj, unmarried and Munevera Ukaj and Metus Ukaj, wife and husband, as Tenants in Common with Right of Survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. B-17 of The Hillwood, a Condominium, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Hillwood, a Condominium of record in Deed Book 5280, Page 464 as amended in Deed Book 5281, Page 357, Book 6553, Page 108, Book 6612, Page 155, Book 5280, Page 509, Book 7702, Page 606, Book 7822, Page 263, Instrument No.20081125-0115372 and Instrument No. 20130326-0029697 and record in Plat Book 5200 Pages 43 and Revised in Book 6250, Page 503, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Christie M. Raden, unmarried by Warranty deed from Hunter Chase Adams, married of record in Instrument No. 20150911-0092214 Register's Office for Davidson County, Tennessee, dated September 04, 2015 and recorded on September 11, 2015.

This was not a martial residence.

Being also known as 4500 Post Road, #B17 Nashville, Tennessee 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my/our hand this 30th day of November, 2021.

Christie Marie Dunham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2021, before me personally appeared Christie Marie Dunham, 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 30th day of November, 2021.

Notary Signature
My commission expires:
1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON