WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vilma Sinjari	Nikollaq Sinjari	108 07 0B 125 00
(NAME)	(NAME)	
401 South Timber Drive, Unit 125-M	401 South Timber Drive, Unit 125-M	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Edward Schmidt and Karen Schmidt, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Vilma Sinjari, an unmarried woman and Nikollaq Sinjari, a married man, as tenants in common with right of survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 125 of Timber Lake Condominiums created under Title 66 Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475, and by instrument of Clarification at Book 6561, Page 141, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Edward Schmidt and Karen Schmidt, husband and wife by Warranty Deed from Jon E. Brown, an unmarried person, dated 07/14/2015 and recorded 07/16/2015, of record in Instrument 201507160069638, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 401 South Timber Drive, Unit 125-M, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it

Karen Johnson Davidson County
Batch# 767709 DEEDWARR
12/06/2021 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $776.63
20211206-0161119

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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 GRANTEE(S), his/her/their 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.

Effective the 23rd day of November, 2021.

Edward Schmidt

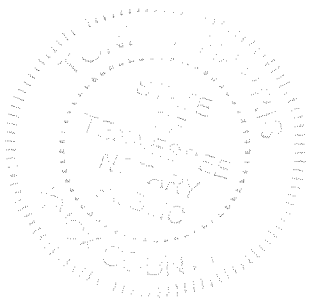
Karen Schmidt

State of Tennessee
County of Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Schmidt and Karen Schmidt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of November, 2021.

Notary Public:
My Commission Expires: 6/6/23



RETURN TO:
Stewart Title Company Tennessee Division
6014 Brookvale Lane, Suite 152
Knoxville, TN 37919

202112060161119

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 November 23, 2021

Tracey Trumphour
Affiant
Date: 11-23-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 23 day of November, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY