WARRANTY DEED

Karen Johnson Davidson County
Batch# 769253 DEEDWARR
12/07/2021 11:29:30 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20211207-0162020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF NOVEMBER, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 2-19-2024

THIS INSTRUMENT PREPARED BY, RETURN TO SAME (*unless otherwise indicated*)
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2512LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Beraldo Hoxhaj and Emi Tanga	Beraldo Hoxhaj and Emi Tanga	
252 Lake Chateau Drive	1712 Sydney Terrace	
Hermitage, TN 37076	Mt. Juliet, TN 37122	097 08 0A 092.00

FOR AND IN 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, WE, **MARY E. POTTER AND DEBRA LYNNE KNIGHT DAVIS, SUCCESSOR TRUSTEE OF THE MARY ELLEN POTTER REVOCABLE LIVING TRUST, DATED DECEMBER 4, 2014 (AS TO A LIFE ESTATE INTEREST)** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BERALDO HOXHAJ AND EMI TANGA** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. R2, Condominium Plat of Lake Chateau, of record in Book 6250, Pages 607 through 610, corrected in Book 7025, Page 380, Book 10753, Page 271, and Book 10753, Page 275 and amended in Book 11012, Page 495, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mary E. Potter, by Quit Claim Deed from William D. McKay, surviving spouse of Ginger G. Marlowe-McKay, of record in Instrument No. 20150903-0089879, in the Register's Office of Davidson County, Tennessee, dated July 02, 2015 and recorded on September 03, 2015.

Being the same property conveyed to The Mary Ellen Potter Revocable Living Trust, dated December 04, 2014, Mary Ellen Potter, Trustor and/or Trustee, by Quit Claim Deed from Mary E. Potter (as to her life estate interest), of record in Instrument No. 20150626-0061557, in the Register's Office of Davidson County, Tennessee, dated June 23, 2015 and recorded on June 26, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section I, Lake Chateau Condominium Apartments, as recorded in Plat Book 4675, Page(s) 41, as amended in Plat Book 5050, Pages 2-4.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lake Chateau, as recorded in Plat Book 6250, Page(s) 607-610, as corrected in Book 7025, Page 380, Book 10753, Page 271 and Book 10753, Page 275, and as amended in Book 11012, Page 495.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lake Chateau Condominium of record in Book 4756, Page 743, as amended by instrument(s) of record in Book 5708, Page 781; Book 5718, Page 988; as amended in Book 5819, Page 432; Book 6639, Page 468 (Appointment of Successor Trustee at Instrument No. 20000714-0069922); Book 6691, Page 308; Book 6691, Page 314; Book 7367, Page 272; Book 10322, Page 682; Book 10753, Page 271; Book 10753, Page 275; Book 11012, Page 495; Assignment of Development Rights recorded in Book 10836, Page 280; and Appointment of Successor Trustee at Instrument No. 20050815-0096130; also subject to easements, rights and interests 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 building thereon.
6. Easement for Grant of Transmission Line, recorded in Book 1224, Page 253; Book 1237, Page 94; Book 1298, Page 133 and Book 1303, Page 25.
7. Easement for Right of Way, recorded in Book 6599, Page 291; Book 6651, Page 23.
8. Easement recorded in Book 4077, Page 604; Book 4914, Page 466; Book 5071, Page 277; Instrument Nos. 20101206-0096761 and 20190628-0062924.
9. Storm Water Detention Agreement as set forth in instrument recorded in Book 6551, Page 765.

This is Improved property known as 252 Lake Chateau Drive, Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 30th day of November, 2021.

Debra Lynne Knight Davis, Successor Trustee of The Mary Ellen Potter Revocable Living Trust, dated December 4, 2014

BY: Debra Lynne Knight Davis

Debra Lynne Knight Davis, Successor Trustee

Mary Ellen Potter by Debra Lynne Knight Davis her attorney in fact

Mary Ellen Potter by Debra Lynne Knight Davis, her attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Debra Lynne Kinight Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of The Mary Ellen Potter Revocable Living Trust, dated December 4, the within named barganor, a trust, and that Debra Lynne Kinight Davis, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of November, 2021.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On the 30th day of November, 2021, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Debra Lynne Knight Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Mary Ellen Potter for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Mary Ellen Potter.

Witness my hand and official seal at Franklin, Tennessee

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

I Lisa Allard, 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 November 30, 2021.

Lisa Allard, Affiant November 30, 2021

State of Tennessee County of Williamson

Sworn to and subscribed before me this November 30, 2021.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024