Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0737

Karen Johnson Davidson County
Batch# 774000 **DEEDWARR**
12/15/2021 10:11:31 AM 2 pgs
Fees: $13.00 Taxes: $769.60

20211215-0165471

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 208,000.00

Kim Draves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of December, 2021

Kayla R. Johnson
Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Beraldo Hoxhaj 2067 Nashboro Boulevard Nashville, TN 37217	new owner	135-12-0A-032.00 CO

WARRANTY DEED

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, I/WE,

Heather Harris and Peter Harris, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Beraldo Hoxhaj, a single man

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:

LAND in Davidson County, Tennessee, being a certain condominium apartment known as Unit No. 2067 and Garage Unit No. 2067G, in Nashboro Village Twelve Condominium, of record in Plat Book 4675, Page 121, in the Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve Condominium recorded in Book 4827, Page 30, as amended in Book 6153, Page 252 and Instrument Number 20090603-0051209, said Register's Office.

BEING the same property conveyed to Heather Harris and Peter Harris, wife and husband, by Warranty Deed from Danica E. Wozniak, unmarried and Lynne M. Mills, unmarried, dated 4/12/2016 and recorded 4/14/2016 in Instrument No. 20160414-0035710, as corrected by Scrivener's Affidavit dated 2/13/2019 and recorded 2/14/2019 in Instrument No. 20190214-0013750, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2067 Nashboro Boulevard, Nashville, TN 37217.

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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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of December, 2021.

Heather Harris

Peter Harris

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Heather Harris and Peter Harris** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 14th day of December, 2021.

Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

