Karen Johnson Davidson County
Batch# 797319 DEEDWARR
01/31/2022 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $691.90
20220131-0010891

SOPHIA PADGETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $187,000.00 Affiant Subscribed and sworn to before me, this 18 day of January, 2022. Notary Public My commission expires: 3-3-2025

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Androkli Kokthi **Enkelejda Kokthi**	**Paramount Residential Mortgage**	**147070B03900CO**
4958 Edmonson Pike # 39	1265 Corona Point Ct.	
Nashville, TN 37211	Corona, CA 92879	

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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 4958 Edmondson Pike #39 Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Androkli Kokthi and Enkelejda Kokthi, husband and wife

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 Unit No. H-39, Parcel No. 39, as shown on the map entitled Woodlea Place Townhouses, of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Adams, Trustee of The 4958 Edmondson Pike #39 Trust, by Warranty Deed from Claude C. Henderson, a married man, dated August 20, 2021, of record in Instrument No. 20210831-0117398, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Claude C. Henderson, by Warranty Deed from Thamra Nguyen Shafer, dated July 13, 2012, of record in Instrument No. 20120726-0065966, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 4958 Edmonson Pike # 39, Nashville, TN 37211.

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 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.

_____ Date: 1-18-22
The 4958 Edmondson Pike #39 Trust By Brandon Adams It's Trustee

_____ Date: _____

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 4958 Edmondson Pike #39 Trust and that he is authorized by The 4958 Edmondson Pike #39 Trust to execute this instrument on its behalf.

Witness my hand, at office, this 18 day of January, 2022.

Sophia Padgett
NOTARY PUBLIC

SOPHIA PADGETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

My Commission Expires: 3-3-2025

Certificate of Authenticity

I, Samantha Smith, 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 1/18/22.

Date

Affiant Signature

1/18/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of January, 2022.

Notary's Signature

My Commission Expires: 3-3-2025

Notary's Seal (if on paper)

SOPHIA PADGETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025