Karen Johnson Davidson County
Batch# 829970 DEEDWARR
03/28/2022 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20220328-0035603

Name and Address of New Owner:
Armend Haziri
3536 Paragon Drive
Nashville, TN 37211

Send Tax Bills To:
New owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 134 9 B 69.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tarrick Pillow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Armend Haziri, a married man, as his sole and separate property,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS LOT NO. 55 AS SHOWN ON THE MAP ENTITLED PROVIDENCE PARK, PHASE 2 OF RECORD AS INSTRUMENT NO. 20050922-0113968, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TARRICK PILLOW BY AFFIDAVITS OF HEIRSHIP FROM NITA M. JONES, DECEASED, RECORDED ON MARCH 8, 2022, OF RECORD IN INSTRUMENT NOS. 20220308-0026173 AND 20220308-0026174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.*

*THE RECORDED AFFIDAVIT OF HEIRSHIP RECORDED ON MARCH 26, 2010 AND OF RECORD IN INSTRUMENT NO. 20100326-0022860 WAS SELF-SERVING AND AN ERRONEOUS CONVEYANCE.

BEING THE SAME PROPERTY CONVEYED TO NITA M. JONES BY SPECIAL WARRANTY DEED FROM NASHVILLE AREA HABITAT FOR HUMANITY, INC., A TENNESSEE NON-PROFIT CORPORATION, RECORDED ON OCTOBER 26, 2005, OF RECORD IN INSTRUMENT NO. 20051026-0129208, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3536 PARAGON DR., NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

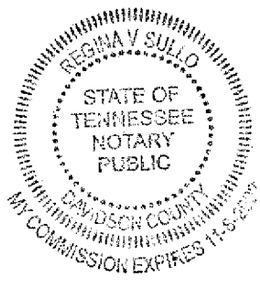
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of March, 2022.

_____(SEAL)
Tarrick Pillow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of March, 2022, before me personally appeared Tarrick Pillow, 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 17th day of March, 2022.



_____
Notary Signature
My commission expires: 11-5-22

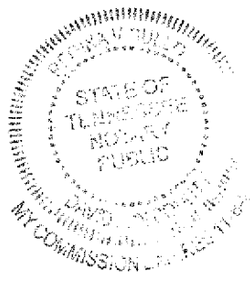
AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
17th day of March, 2022.



_____
Notary Public
My commission expires: 11-5-22
File No. 2022-4269-BT

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 3/17/22 (date of document).

Affiant Signature

3/21/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of March, 2022.

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25