This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-16657-LV

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-16657-KR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2022.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 848847 DEEDWARR
05/02/2022 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20220502-0050368

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Beraldo Hoxhaj and Emi Tanga 1712 Sydney Terrace Mt Juliet, TN 37122	CrossCountry Mortgage, LLC 6850 Miller Rd. Brecksville, OH 44141	075-08-0A-022.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Wayland Merle Ellis, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Beraldo Hoxhaj, a single person and Emi Tanga, a single person**, hereinafter called the Grantee(s), 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 all of Unit No. 117, on the Plan of Condominium Plat Brooke Castle Flamed Unit Development, as shown by plat appearing of record in Plat Book 6250, Page 627, and corrected by Surveyors Certificate of Correction in Book 6680, Page 905, Book 6727, Page 762, and Book 6919, Page 571 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Unit.

Being the same property conveyed to Wayland Merle Ellis, unmarried by Warranty deed from Raquel Munoz, unmarried of record in Instrument No. 20070201-0013343 Register's Office for Davidson County, Tennessee, dated January 31, 2007 and recorded on February 01, 2007. (Value of consideration shown in aforementioned deed $63,500.00.) Being also known as 117 Brooke Castle Drive 117 Nashville, Tennessee 37076.

This is improved property located at: **117 Brooke Castle Drive, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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

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to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of April, 2022.

GRANTOR:

Wayland Merle Ellis

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wayland Merle Ellis, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of April, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Michael Ference, do hereby make oath that I am 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 4/18/22.

Affiant Signature

4/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of April, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires