Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17514-MC

Karen Johnson Davidson County
Batch# 862813 DEEDWARR
05/26/2022 07:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20220526-0060965

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $570,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of May, 2022.

Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Korab Idrizi and Rebecca Hortensia Garcia 702 Strickland Drive Nashville, TN 37206	New Owners	082-15-0A-702.00-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/we, **Porchia Willis James f/k/a Porchia Willis, a married woman and Patricia Willis, a married woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Korab Idrizi, an unmarried man and Rebecca Hortensia Garcia, an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the Grantee(s), his/her/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. 702, Parking and Main Condominiums, as established under Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283 and Instrument No. 20120409-0030284 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Porchia Willis and Patricia Willis, Tenants in Common With Rights Of Survivorship by Warranty deed from Vth 5th and Main, LLC, a Delaware Limited Liability Company of record in Instrument No. 20120711-0060608 Register's Office for Davidson County, Tennessee, dated June 26, 2012 and recorded on July 11, 2012.

Porchia Willis James and Porchia Willis is one and the same person.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

202205260060965

This is ☒ improved or ☐ unimproved property located at: **702 Strickland Drive, Nashville, TN 37206**

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 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 19th day of May, 2022.

GRANTOR:

Porchia Willis James f/k/a Porchia Willis

Patricia Willis

STATE OF Texas
COUNTY OF Denton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Porchia Willis James and Patricia Willis, 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 19th day of May, 2022.

NOTARY PUBLIC STATE OF TEXAS
Adolphas Muhondo Gwena
My Commission Expires
03/04/2024
ID No. 132389654

Notary Public
My Commission expires: 03-04-2024

202205260060965

Certificate of Authenticity

I, Storey Carver, 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 May 19, 2022.

Storey Carver
Affiant Signature

5/19/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of May 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

