Karen Johnson Davidson County
Batch# 915221 DEEDWARR
09/12/2022 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20220912-0101650

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2022.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

W-EXP-22-552

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ian White and Lindsay White	First Bank	
(NAME)	(NAME)	034-05-0A-055.00-CO
552 Thomas Jefferson Circle	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BERALDO HOXHAJ, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IAN WHITE AND LINDSAY WHITE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 55, on the Plan of Monticello Manor, of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Beraldo Hoxhaj by Warranty Deed from Music City Holdings, LLC. a Texas limited liability company of record in Instrument No. 20220516-0056133 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 16, 2022.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 551, Plat Book 421, Page 44 and Plat Book 6200, Page 54, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions and By- Laws of record in Book 6643, Page 950, as amended in Book 11259, page 994 and Instrument No. 20050228-0021548, Register's Office for Davidson County, Tennessee.
- Charter for Monticello Manor Homeowners Association of record in Book 6643, Page 966, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Monticello Manor Homeowner's Association Inc. of record in Book 6716, Page 749 as re-recorded in Book 6717, Page 362, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3370, Page 148, Book 3370, Page 156 and Book 4530, Page 215, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by court order in settlement of Landowner action- Lightnet Lines of record in Instrument No. 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **552 Thomas Jefferson Circle, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 9th DAY OF SEPTEMBER, 2022.

Beraldo Hoxhaj

Beraldo Hoxhaj

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERALDO HOXHAJ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/12/2022 ____ (date of document).

Affiant Signature

09/12/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12 day of September, 2022.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025

202209120101650