Karen Johnson Davidson County
Batch# 935054 DEEDWARR
10/28/2022 10:34:09 AM 3 pgs
Fees: $18.00 Taxes: $1,050.13
20221028-0116716

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration for this transfer
Or value whichever is greater is $283,820.00

Shefik Haziri
AFFIANT

Subscribed and sworn to before me
this 15 day of Oct, 2022.

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

NOTARY PUBLIC
Commission Expires: 8/10/25

ADDRESS OF NEW OWNER:
Shefik Haziri *et. ux.*
357 Clear Lake Drive W
Nashville, TN 37217

SEND TAX BILLS TO:
Owner

Map/Parcel 13610004800

WARRANTY DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Marigona Haziri and Marigona Haziri, guardian of Elina Haziri, a minor ("Grantor")** hereby convey all of their right title and interest to the hereinafter described property to **Shefik Haziri and Nexhmije Hiziri (husband and wife) ("Grantee"),** their heirs, successors and assign. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being Lot No. 475 on the Plan of Priest Lake Park, Section 7-b as shown by plat of record in Book 5200, page 175 Register's office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fitim Haziri by deed from Albert Haziri of record in Instrument No. 20170914-0094025 Register's Office for Davidson County, Tennessee. Fitim Haziri having since died intestate vesting his interest in the property in Marigona Haziri and Elina Haziri his heirs at law as evidenced by Affidavit of Heirship attached hereto as Exhibit A and incorporated herein by reference. See also 20P371 Davidson County Seventh Circuit Court, Probate Division. Marigona Haziri having been appointed as the Guardian of the person and property of Elina Haziri (Docket No. 20P1005 Seventh Circuit Court for Davidson County, Tennessee).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2022, a lien currently due and payable
Taxes for the year(s) 2023 and thereafter, a lien not yet due and payable.
Plan of record in Book 5200, page 175 Register's Office for Davidson County, Tennessee.
All other easements and restrictions of record.

This is improved property known as 357 Clear Lake Drive, W., Nashville, TN 37217.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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. 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 our hand effective October 18th, 2022.

Marigona Haziri

Elina Haziri
By: Marigona Haziri, guardian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marigona Haziri with whom I am personally acquainted (or who proved herself on the basis of satisfactory evidence) and who acknowledged she executed the foregoing instrument for the purposes herein contained.

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

Notary Public

My Commission Expires: 3/3/25

ERNIE E. GILKES, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marigona Haziri with whom I am personally acquainted (or who proved herself on the basis of satisfactory evidence) and who further proved herself to be the Guardian of the Person and Property of Elina Haziri and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes herein contained.

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

Notary Public

My Commission Expires: 3/3/25

ERNIE E. GILKES, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

357 Clear Lake Drive

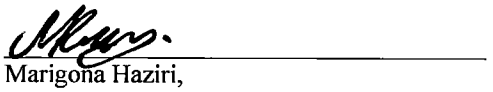
Agreed Value		283,820.00
	25%	70955
Loan Payoff		110,743.65
	25%	27685.913
Difference		43269.09

Costs

Document Prep	1000
Title Search	250
Loan Payoff	110743.65
Equity purchase	43269.09
Recording costs:	
Affidavit of Heirship	12
Quitclaim Deed	17
Recording Tax	283.82
Wire/Overnight Fees	30
Cash Needed	155605.56

Shefik Haziri

Nexhmije Haziri



Marigona Haziri,
Individually and as Guardian of Elina Hiziri