Send Tax Bills To:
Rodney Monteith
2134 Elm Hill Pike
Nashville, TN 37210

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Rodney Monteith
2134 Elm Hill Pike
Nashville, TN 37210

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 993187 DEEDWARR
04/18/2023 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20230418-0028517

Map & Parcel No: 108-07-0B-147.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (235,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Pellumb Xhafa and Elmia Xhafa, husband and wife** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rodney Monteith,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 147, Building R, of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, page 475, and by Instrument of Clarification at Book 6561, page 141, Registers Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Pellumb Xhafa and Elmia Xhafa, husband and wife by Warranty deed from Laura Lucio (formerly known as Laura M. Albescu), married, by Samuela Albescu, Attorney in Fact, by virtue of Power of Attorney recorded in Instrument No. 20180918-0092348, Register's Office for Davidson County, Tennessee, and Irina Brcic (formerly known as Irnina O. Albescu), married; said Warranty deed of record in Instrument No. 20180918-0092349 in the said Register's Office, dated September 11, 2018 and recorded on September 18, 2018.

This is IMPROVED property known as 238 Timberway Dr, Nashville TN 37214.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

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 11th day of April, 2023 .

Pellumb Xhafa

Elmia Xhafa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of April, 2023, before me personally appeared Pellumb Xhafa and Elmia Xhafa, 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 11th day of April, 2023.

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

AFFIDAVIT OF VALUE

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 235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of April, 2023.

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

Electronic Document Certification

I, Mallory Dunn, 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 4/11/23.

Mallory D

Signature

Mallory Dunn

Printed Name

admin assistant

Title

Date: 4/17/23

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 17th day of April, 2023.

DANIELLE IMBARATTO
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

Danielle I

Notary signature

My commission expires: