Karen Johnson Davidson County
Batch# 998502 DEEDWARR
05/02/2023 11:14:30 AM 5 pgs
Fees: $28.00 Taxes: $610.50
20230502-0032427

Send tax bills to:
BERALDO HOXHAJ
2258 LEBANON PIKE, UNIT 23
NASHVILLE, TN 37214

Name and address of new owner:
BERALDO HOXHAJ
2258 LEBANON PIKE, UNIT 23
NASHVILLE, TN 37214

This instrument prepared by:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
NETCO TITLE
GRETCHEN CREWS
325 STOCKTON LN
GAINESBORO, TN 38562
File No. NTN-1386222

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 095 03 0A 023.00

WARRANTY DEED

This Deed executed this 28 day of April 2023, for good consideration, I (We) **MARY BEHRENS, ALSO KNOWN AS MARY ANN BEHRENS** whose mailing address is 2258 LEBANON PIKE, UNIT 23, NASHVILLE, TN 37214, hereby bargain, deed, and convey to **BERALDO HOXHAJ, AN UNMARRIED MAN** whose mailing address is 2258 LEBANON PIKE, UNIT 23, NASHVILLE, TN 37214, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to **MARY BEHRENS** from Charles H. Turner by Deed dated 1/6/1989, and recorded on 1/9/1989, in Book 7746, Page 993, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 095 03 0A 023.00
Property Address: 2258 LEBANON PIKE, UNIT 23, NASHVILLE, TN 37214
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 28 day of April, 2023.

Mary Behrens, A/K/A Mary Ann Behrens
Bobbie Lynn Jones, AS ATTORNEY in FACT
MARY BEHRENS, A/K/A MARY ANN BEHRENS
BY: BOBBIE LYNN JONES, AS ATTORNEY IN FACT

STATE OF Tennessee)
) SS.
COUNTY OF Wilson)

On this 28th day of April, 2023, before me personally appeared **BOBBIE LYNN JONES, AS ATTORNEY IN FACT FOR MARY BEHRENS, ALSO KNOWN AS MARY ANN BEHRENS** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.
(Seal)

TANYA STAFFORD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tanya Stafford
Notary Public
My Commission Expires: 2-14-2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 165,000.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Mary Behrens by Bobbie Lynn Jones
Signature of Affiant

STATE OF Tennessee
COUNTY OF Wilson

Sworn to before me this 28th day of April, 20 23.

Tanya Stafford
Notary Public
My Commission Expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"
Legal Description

A tract or parcel of land situated and lying in the Third Civil District of Davidson County, Tennessee, being Unit No. 23 of Magnolia Square Condominiums, as of record in Book 5200, page 702, as amended in Book 6685, page 253, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

True Copy Certification

I, Gretchen E. Crews, do hereby make oath that I am the 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 April 28, 2023.

Dated: April 28, 2023

Gretchen E. Crews

State of Tennessee)

County of Wilson)

Personally, appeared before me, Melinda C. Bourdon, a notary public for this state, Edward Cooper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated April 28, 2023

Melinda C. Bourdon

My Commission Expires: October 21, 2024

MELINDA C. BOURDON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/21/2024
RUTHERFORD COUNTY