THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILSON
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-13928-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 2023. Notary Public MY COMMISSION EXPIRES: 1-30-27 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1002613 DEEDWARR
05/12/2023 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230512-0035583

SHEILA MCCORD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Petraq Shuka and Anisa Rapushi	Truist Bank	
28 Fawn Creek Pass	1001 Semmes Ave.	122-01-0A-239.00-CO
Nashville, TN 37214	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Steven Wayne Flora, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Petraq Shuka and Anisa Rapushi, Husband and Wife**

HEREINAFTER CALLED THE GRANTEES, 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. 14 on the Plan of Woodland Point Townhomes, Phase Three, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001011-0101044, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven Wayne Flora, unmarried by Warranty deed from Courtney Coulter, unmarried, by George Basch, Attorney in Fact, by virtue of Power of Attorney recorded in Instrument No. 20150615-0056872, Register's Office for Davidson County, Tennessee; said Warranty deed of record in Instrument No. 20150615-0056873 in the said Register's Office, dated June 11, 2015 and recorded on June 15, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **28 Fawn Creek Pass, Nashville, TN 37214**

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. 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 hands this the 11th day of May, 2023.

Steven Wayne Flora

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven Wayne Flora,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of May, 2023.

Notary Public
My Commission Expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 5-11-23.

Tracey Trumphour
Affiant
Date: 5-11-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 11 day of May, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY