WARRANTY DEED

Karen Johnson Davidson County
Batch# 1021396 DEEDWARR
06/30/2023 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $995.30
20230630-0050287

MJ-AR-22-2100

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)
Armend Haziri	**NEW OWNER**	
(NAME)	(NAME)	
2100 Riverway Dr.	**Same**	**053-06-0A-105.00-CO**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Same**	
(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, **ANNE WORRELL, A MARRIED WOMAN NKA PRISCILLA ANNE CANNADY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARMEND HAZIRI,** 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 Lot No. 105 on the Plan of Phase One, Waterford of record in Plat Book 6900, Page 569, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anne Cannady, an unmarried woman by deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington DC, of record in Instrument No. 20140317-0021851, Register's Office for Davidson County, Tennessee, dated March 14, 2014 and recorded on March 17, 2014.

Being the same property conveyed to Anne Worrell, a married woman by Quitclaim deed from Anne Worrell f/k/a Anne Cannady, married to Doug Worrell, of record in Instrument No. 20171010-0103548, Register's Office for Davidson County, Tennessee, dated September 14, 2017 and recorded on October 10, 2017.

Said Anne Worrell having since divorced as evidenced in the Final Decree of Divorce of record in The Third Circuit Court for Davidson County, Tennessee, Docket Number 23D70. Said decree having also restored Anne Worrell's legal name to Priscilla Anne Cannady.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 569, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7463, Page 294, Book 8694, Page 216, as restated in Book 8699, Page 462, Book 9081, Page 63, Book 9309, Page 847, Book 9432, Page 988 and Book 9530, Page 185, Register's Office for Davidson County, Tennessee.
- By-Laws of Waterford Community Association, Inc. of record in Book 8715, Page 583 and amended in Instrument No. 20090309-0020515, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 8711, Page 701, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for right-of-way of record in Book 1717, Page 30 and Book 2024, Page 225, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Homeowner's Association of record in Book 8715, Page 590, 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: **2100 Riverway Dr., Old Hickory, Tennessee 37138**.

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 30 DAY OF JUNE, 2023.

Anne Cannady

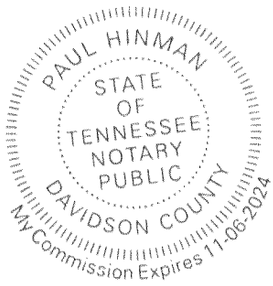
Priscilla Anne Cannady

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRISCILLA ANNE CANNADY, 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 30th of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



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

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 $ 269,000.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF Tennessee
COUNTY OF Wilson

Sworn to before me this 30th day of June, 2023.

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

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202305020032427

202306300050287

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 June 30, 2023.

Dated: June 30, 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 June 30, 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