Karen Johnson Davidson County
Batch# 1024027 DEEDWARR
07/10/2023 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20230710-0052240

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/3/2026
(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21042-RR

06-NSH23-06071

Address of New Owner:	Send Tax Bills to:	Tax Information:
Beraldo Hoxhaj 1712 Sydney Terrace Mt. Juliet, TN 37122	NEW OWNER	108 16 0 248.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Faye Coleman, devisee of the last will and testament of Ralph Coleman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Beraldo Hoxhaj, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Described land in Davidson County, Tennessee, being Lot No. 102-A on the Plan of Zone Lot Div., Lots 98 thru 104, Percy Priest Woods, Section Four, of record in Plat Book 6250, Page 757, in the Register's Office for said County, and also shown as part of Lot 102 on the plan of Section Four, Percy Priest Woods Subd, of record in Plat Book 6250, Page 357, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ralph Coleman, by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8829, Page 191, in the Register's Office of Davidson County, Tennessee, dated December 29, 1992, and recorded on December 31, 1992. The said Ralph Coleman died on May 20, 2017, testate, devising subject property to Faye Coleman. See Probate Case No. 17P-1251 in Davidson County Seventh Circuit Court, Probate Division. Also see Affidavit of Inheritance recorded in Instrument No. 20170817-0084392.

Faye Coleman is now married and known as Faye Coleman Rotenberry

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 314 Woodlark Court, 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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 7th day of July, 2023

Faye Coleman Rotenberry, devisee of the last will and Testament of Ralph Coleman

Faye Coleman Rotenberry, devisee of the last will and testament of Ralph Coleman

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Faye Coleman Rotenberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 7th day of July, 2023.

Notary Public

My Commission Expires: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, LARRY LUNA, do hereby make oath that I am 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 7/7/23.

Affiant Signature

6/23/23
Date

State of Tennessee
County of DAVIDSON

Sworn to and subscribed before me this 7TH day of JULY, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires