Karen Johnson Davidson County
Batch# 1045622 DEEDWARR
09/01/2023 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230901-0068922

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

BYTYQI-T23088

STATE OF Tennessee
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF July, 2023.

(Affix Seal) Notary Public

My Commission Expires: 2-14-2024

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Fehmi Bytyqi and Sabil Bytyqi	NEW OWNER	150-9-A-17
3328 Calais Circle		
Antioch, TN 37013		

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, I/we, Christi Linn Miller, Trustee of the GIL BRUCE TODD REVOCABLE TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto FEHMI BYTYQI AND SABIL BYTYQI, MARRIED COUPLE hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being all of Lot No. 171, on the Plan of Forest View Park, Section VII, according to the plat thereof, recorded in Plat Book 6900, Page 162 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Gil Bruce Todd Revocable Trust with Gil Todd, acting as Trustee by deed from Gil Todd, a single individual of record in Inst. #202302090009475, recorded on 02/09/2023, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Gil B. Todd by deed from Bruce M. Foucher, unmarried of record in Inst. #20010925-0103411, recorded on 09/25/2001, Register's Office for Davidson County, Tennessee.

Gil B. Todd having since died on 06-09-2023.

( ) unimproved
This is (X) improved property known as 3328 Calais Circle, Antioch, Tennessee 37013 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 31st day of July, 2023 :

Christi Linn Miller, trustee
Gil Bruce Todd Revocable Trust by Christi Linn Miller, Trustee

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Christi Linn Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Trustee** of **The Gil Bruce Todd Revocable Trust**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Christi Linn Miller** as **Trustee**.

Witness my/our hand(s) this 31 day of July, 2023.

Notary Public

My Commission Expires:

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

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 _____.

Dated:_____

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_____

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