Karen Johnson Davidson County
Batch# 1076496 DEEDWARR
11/29/2023 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20231129-0092169

# WARRANTY DEED

ANGELA HYDE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER MY COMM. EXPIRES 10/21/2024

THOMAS-H23319

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00 .

Cathryn Thomas
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF November, 2023.

Angela Hyde
Notary Public

(Affix Seal)

My Commission Expires: 10/21/24

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**PROPERTY TITLE SERVICES, LLC**
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Cathryn Thomas | Lincoln Home Loans, LLC ISAOA | 136.03-0A-012.00 CO |
| 4000 Anderson Road, Apt #12 | 40 Burton Hills Blvd, Suite 200 | |
| Nashville, TN 37217 | Nashville, TN 37215 | |

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, SHPENDI LAMAJ, A MARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CATHRYN THOMAS, AS SOLE OWNERSHIP, 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:

Land in Davidson County, Tennessee, being Townhouse 12, Building 2, Horizontal Property Regime which is located on the Plat of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Plat Book 4460, Page 88, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shpendi Lamaj, a married person by deed from K&B Property Investors, LLC, a Tennessee Limited Liability Company of record in Instrument No. 202301240005304, recorded on 01/24/2023, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( X ) improved property known as 4000 Anderson Road, Apt #12, Nashville, Tennessee 37217 .

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 28th day of November, 2023 :

Shpendi Lamaj

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named SHPENDI LAMAJ, A MARRIED PERSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, TN, this 28th day of November, 2023.

Notary Public

My Commission Expires: _____

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

**Tennessee Certification of Electronic Document**

I, Linzy Lehn, do hereby make oath that I am a 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 11/29/2023 (date of document).

Affiant Signature

11/29/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29 day of November, 2023.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Notary's Signature

MY COMMISSION EXPIRES: 10/21/24

NOTARY'S SEAL