23894
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch # 1085108 DEEDWARR
12/22/2023 11:39:48 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20231222-0098845

WARRANTY DEED

Address New Owner(s):
Danie May Doroteo
215 Oak Grove Drive
Nashville, TN 37217

Send Tax Bills to:
Same as New Owner

Map/Parcel: 107050B21500CO

FOR AND IN 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, I/we, **Xhemal Rroshi, a married man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Danie May Doroteo,unmarried**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Robertson County, Tennessee, being Unit No. 215 on the Plan of Addition to Five Oaks Planned Unit Development of record in Plat Book 5200,m page 456, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Xhemal Rroshi, by Warranty Deed from ArtiZen Properties, LLC, a Tennessee Limited Liability Company, dated July 13, 2018, and recorded on July 16, 2018, in Instrument No. 20180716-0068570 and corrected by Scrivener's Affidavit filed at 20180824-0083951, Register's Office for Davidson County, Tennessee.

The above described property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A 26-2-307 or other similar statute.

This conveyance is subject to: Taxes for 2024 and subsequent years; plat of record in Plat Book 5200, page 456; Declaration of Covent, Conditions and Restrictions in Book 5781, page 513, Book 5784, page 563, Book 5957, page 930 and Instrument No. 20160212-0013783; and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 215 Oak Grove Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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/our hand(s) as on the date shown on the Notary forms.

Xhemal Rroshi
by: Leorant Kapedani, Atty. In Fact

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leorant Kapedani**, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Xhemal Rroshi, and acknowledged that he executed the same as the free act and deed of the said Xhemal Rroshi, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Xhemal Rroshi, and being recorded simultaneously herewith..

Witness my hand and official seal at office, this 19th day of December, 2023.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $225,000.00

Affiant

Sworn to and subscribed before
me, this 19th day of December, 2023.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026