Karen Johnson Davidson County
Batch# 1121607 DEEDWARR
04/11/2024 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20240411-0025666

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QRPS-20101-24

WARRANTY DEED

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Judy Minster
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of Apr. 2024

NOTARY PUBLIC Denise DeLozier

My commission expires: July 26, 2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shpendi Lamaj 5332 Fredericksburg Way West Brentwood, TN 37027	Same address as new owner	060-12-0-102

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND 00/100 Dollars ($200,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOYCE LAWSON AND JUDY MINSTER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SHPENDI LAMAJ, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 65 feet of the easterly 68 feet of the southerly 200 feet of Lot No. 16 on the Plan of Joywood Heights, Section III, not of record, described according to a survey made by W.W. Turner Company, Engineers, March 14, 1947, as follows:

Beginning on the northerly margin of Capitol View Avenue at a point 64 feet east for the southeast corner of the property conveyed to T.O.W. Norvell, et ux, by deed from N.E. Moore, et ux, of record in Book 1191, page 236, Register's Office for said County, being 62 feet east of the southeast corner of Lot 94 on the map of Capitol View Subdivision of record in Book 974, pages 52 and 53, said Register's Office; thence with said avenue, eastwardly 65 feet to a point, 3 feet west of the corner of Lots 15 and 16; thence North 4 degrees, 30 minutes East, 200 feet; thence westwardly and parallel line with the northerly line of Capitol View Avenue, 65 feet to a point; 62 feet east of the easterly line of Lot No. 94 on the map of said Subdivision; thence southwardly 200 feet to the point of beginning.

Being the same property conveyed to Opal C. Sacchinelli, a widow, from Joyce A. Lawson, married, and Judy Minster, married, by Quitclaim Deed dated July 6, 2018 and recorded July 9, 2018 in Instrument #20180709-0065895, said Register's Office. The said Opal C. Sacchinelli having died unmarried on May 2, 2020 intestate, leaving Joyce A. Lawson, Judy Minster and Billie F. Blansett as her only heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 202404110025664 and 202404110025665, said Register's Office. The said Billie F. Blansett has also died on June 5, 2016 unmarried and intestate leaving Joyce A. Lawson and Judy Minster as her only heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 202404110025662 and 202404110025663

_____, said Register's Office.

Being the same property conveyed to Joyce A. Lawson, married, and Judy Minster, married, from Opal C. Sacchinelli, a widow, by Quitclaim Deed dated May 22, 2018 and recorded June 19, 2018 in Instrument #20180619-0058873, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X__ improved property, known as: **225 Capitol View Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of April, 2024

GRANTOR(S)

Joyce Lawson, heir of Opal C. Sacchinelli and Billie F. Blansett

Judy Minster, heir of Opal C. Sacchinelli and Billie F. Blansett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Joyce Lawson and Judy Minster, 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 seal, this the 10 day of April, 2024.

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

DENISE DELOZIER
Printed Notary Name

My commission expires: JULY 26, 2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 10, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

April 10, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026