This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22920-RR

Karen Johnson Davidson County
Batch# 1159315 DEEDWARR
07/17/2024 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20240717-0053812

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of ~~June~~ 5th July, 2024.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 03/01/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Pearson Flynn and Danielle Blasco 639 Longhunter Ct. Nashville, TN 37217	New Owner	135-08-0A-639.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Ermira Cenaj, a married woman****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Pearson Flynn, single, and Danielle Blasco, single, as joint tenantsts with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 639 Nashboro Village Nineteen Condominiums, as established under Master Deed of record in Book 5333, Page 957, in the Register's Office, Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 80, said Register's Office, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Ermira Cenaj, a married woman by Warranty Deed from Donna Jean Stowell, unmarried of record in Instrument No. 20180514-0045828 Register's Office for Davidson County, Tennessee, dated May 11, 2018 and recorded on May 14, 2018.

**This property is not a marital residence of the Grantors 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 Instrument executed on behalf of Ermira Cenaj ("Principal") by Rozalind Ruth pursuant to the Power of Attorney of record in Instrument Number 202407170053811, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached to this instrument and incorporated herein by reference.

This is improved property located at: **639 Longhunter Court, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 the 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 land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2024.

GRANTOR:

Ermira Cenaj by Rozalind Ruth, her Attorney-in-Fact

Ermira Cenaj by Rozalind Ruth, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rozalind Ruth the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Ermira Cenaj ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 27th day of June, 2024.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 27th day of June, 2024.

Notary Public
My Commission Expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/27/24 (date of document).

Jennifer Russell
Affiant Signature

7/5/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of July 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

