(2)

| 20241289R | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>The actual consideration or value, whichever is greater, for this transfer is $550,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 11th day of July, 2024.<br>Notary Public<br>My commission expires: 5/24/25 |
|---|---|

Karen Johnson Davidson County
Batch# 1159544 DEEDWARR
07/18/2024 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240718-0054172

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Metus Ukaj and Munevera Ukaj** | **JP Morgan Chase, NA** | **102-08-0-022.00** |
| **6401 Lansing Drive** | **1111 Polaris Pkwy** | |
| **Nashville, TN 37209** | **Columbus, OH 43240** | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Carolyn Schrader, Co-Trustee of the Schrader Family Revocable Trust dated October 6, 2020**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Metus Ukaj and Munevera Ukaj, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in lying in Davidson County, Tennessee, as follows:
Being Lot No. 312 on the Plan of Horton Heights, Section "J", as of record in Book 2133, Page 68, Register's Office for said County, described as follows:

Beginning on the easterly margin of Lansing Drive at the corner of lots Nos. 311 and 312; thence with said Drive, northwardly around a slight curve, 68.9.feet to the corner of Lots 312 and 313; thence with the line between said lots, northeastwardly 287.3 feet; thence south 12 degrees 10 minutes East 284.3 feet; thence South 14 degrees 53 minutes west 26.7 feet to the corner of Lots Nos. 311 and 312; thence with the line between said Lots, westwardly 211.2 feet to the beginning.

Being the same property conveyed to Carolyn Schrader, Trustee of the Schrader Family Revocable Trust dated October 6, 2020 by Quitclaim Deed from Harold J. Schrader and wife Carolyn H. Schrader of record in Instrument No. 20201015-0119659 Register's Office for Davidson County, Tennessee, dated October 6, 2020 and recorded on October 15, 2020.

Certification of said trust is recorded at instrument number 202407180054171, recorded on July _____, 2024, in the Register's office for Davidson County, Tennessee

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 6401 Lansing Drive, Nashville, TN 37209
.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 11th day of July, 2024:

Carolyn Schrader, Co-Trustee of the Schrader Family Revocable Trust dated October 6, 2020

By: Carolyn Schrader
Carolyn Schrader, Co-Trustee

By: Leigh Ann Hardie
Leigh Ann Hardie, Co-Trustee

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**STATE OF TENNESSEE** )
)
**COUNTY OF WILLIAMSON** )

**ENTITY GRANTOR ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Carolyn Schrader with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Co-Trustee of Schrader Family Revocable Trust, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 11th day of July, 2024.

My Commission Expires: 5/13/28

Notary Public

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFOTH

**STATE OF TENNESSEE** )
)
**COUNTY OF WILLIAMSON** )

**ENTITY GRANTOR ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Leigh Ann Hardie with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Co-Trustee of Schrader Family Revocable Trust, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 11th day of July, 2024.

My Commission Expires: 5/13/28

Notary Public

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFOTH

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 July 11, 2024.

Date

Affiant Signature

7/11/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of July, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY