Karen Johnson Davidson County
Batch# 1162608 DEEDWARR
07/25/2024 12:10:30 PM 4 pgs
Fees: $23.00 Taxes: $629.00
20240725-0056359

Send tax bills to:
FATJON DERVISHI AND INA DERVISHI
2258 LEBANON PIKE UNIT 39
NASHVILLE, TN 37214

Name and address of new owner:
FATJON DERVISHI AND INA DERVISHI
2258 LEBANON PIKE UNIT 39
NASHVILLE, TN 37214

This instrument prepared by:
BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
NETCO
3109 KENAI DRIVE SUITE 105
CEDAR PARK, TX 78613
File No. NTN-1402957

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 095 03 0A 039.00

WARRANTY DEED

This Deed executed this 10th day of July 2024, for good consideration of **One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00)**, I (We) **BILLIE JEAN BRATCHER, UNMARRIED** whose mailing address is 2258 LEBANON PIKE UNIT 39, NASHVILLE, TN 37214, hereby bargain, deed, and convey to **FATJON DERVISHI AND INA DERVISHI, HUSBAND AND WIFE , AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 2258 LEBANON PIKE UNIT 39, NASHVILLE, TN 37214, the following described land in DAVIDSON County, to wit:

LAND in Davidson County, Tennessee, being Unit No. 39 on the plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253, in the Register's Office of Davidson County, Tennessee, and as shown on the Plan of Magnolia Square

Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property or a portion of the same property conveyed to Billie Jean Bratcher by Instrument dated August 20, 1998 from 1994-N2 Tennessee Associates L.P., a Delaware limited partnership filed on August 28, 1998 in Book 11086 at Page 663 in the Davidson County records.

APN: 095 03 0A 039.00
Property Address: 2258 LEBANON PIKE UNIT 39, NASHVILLE, TN 37214
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 10 day of July, 2024.

Billie Jean Bratcher

BILLIE JEAN BRATCHER

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 10th day of July, 2024, before me personally appeared **BILLIE JEAN BRATCHER,** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.
(Seal)

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Sept. 8, 2025

Karen R. Campbell
Notary Public
My Commission Expires: Sept. 8, 2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 170,000 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF TX
COUNTY OF Williamson

Sworn to before me this 10 day of July, 2024.

Notary Public
My Commission Expires:

RYAN J. WELCH
Notary Public, State of Texas
Comm. Expires 01-28-2027
Notary ID 131565646

Tennessee Certification of Electronic Document

I, Ryan Welch, 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 **7-10-24** (date of document).

Affiant Signature

7-10-24

Date

State of TX

County of Williamson

Sworn to and subscribed before me this **10** day of **July**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 4-22-2025

NOTARY'S SEAL

SUNI DAY
Notary Public, State of Texas
Comm. Expires 04-22-2025
Notary ID 129399122