This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-3969-LB

Karen Johnson Davidson County
Batch# 1169083 DEEDWARR
08/14/2024 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240814-0061976

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2024.

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Valbona Kamburi and Eri Manaj 1652 Aaronwood Drive Old Hickory, TN 37138	Same as New Owner	063 16 0B 025.00

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, **Corey Blauch, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Valbona Kamburi, a married woman, as to a 50% undivided interest, and Eri Manaj, an unmarried man, as to 50% undivided interest, as tenants in common**, hereinafter called the Grantee(s), 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 Lot No. 25 on the Plan of HAMPTON PARK (FORMERLY CHITWOOD DOWNS), A PLANNED UNIT DEVELOPMENT, as of record in Plat Book 6900, Pages 550, 551 and 552, and as corrected by Certificate of Correction of record in Book 7462, Page 445, and further amended by Amendment to Change Subdivision Name of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Corey Blauch, a single man, by Warranty Deed from Gordon Mason Chadwell, Jr. and wife, Leighann Chadwell, of record in Instrument No. 20170911-0093016, in the Register's Office of Davidson County, Tennessee, dated September 08, 2017 and recorded on September 11, 2017.

This is ☒ improved or ☐ unimproved property located at: **1652 Aaronwood Drive, Old Hickory, TN 37138**

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 13th day of August, 2024.

GRANTOR:

Corey Blauch

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Corey Blauch, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of August, 2024.

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

Notary Public
My Commission expires: 5-9-2026

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202408140061976

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 08/13/2024.

Date

Affiant Signature

08/13/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of August, 20 24.

Notary's Signature

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)