WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1173604 DEEDWARR
08/26/2024 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20240826-0065078

File #24-TC-3208-P

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: 01-05-2025

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-05-2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
George Daniel	U.S. Bank National Association	
(NAME)	(NAME)	
3208 Streamridge Court East	2800 Tamarack Rd	**164 10 0A 181.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

AFERDITA DITA GASHI, A MARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GEORGE DANIEL, AN UNMARRIED PERSON

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 396 on the plan of VILLAGE THREE, SUMMERFIELD, a Planned Unit Development, as shown by plat of record in Instrument No. 20001006-0099706, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Aferdita Dita Gashi, A Married Woman by Warranty Deed from Edward Bush and Patricia Bush, Husband and Wife, of record in Instrument No. 20201020-0122246, in the Register's Office of Davidson County, Tennessee, dated October 02, 2020, and recorded on October 20, 2020.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGE THREE, SUMMERFIELD, as recorded in Instrument No. 20001006-0099706.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 11588, Page 484, amended in Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071168, supplemented in Instrument No. 20051103-0133359, Instrument No. 20051103-0133360, Instrument No. 20060724-0089079, Instrument No. 20060724-0089080, Instrument No. 20060724-0089081 and Instrument No. 20201221-0150859.
* Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20000113-0004777.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **3208 Streamridge Court East, Antioch, TN 37013**.

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 hand(s) this the 22nd day of August, 2024.

Aferdita Dita Gashi

Valon Zuka

***VALON ZUKA**, spouse of **AFERDITA DITA GASHI**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **VALON ZUKA** may have in the above-described real property.*

STATE OF New York
COUNTY OF New York

On this 22nd day of August, 2024, before me personally appeared Aferdita Dita Gashi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of August, 2024.

Notary Signature
My commission expires: 10-27-2027

RACHEL B. MIZRAHI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MI6100849
Qualified in Kings County
Commission Expires October 27, 2027

STATE OF New York
COUNTY OF New York

On this 22nd day of August, 2024, before me personally appeared Valon Zuka, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of August, 2024.

Notary Signature
My commission expires: 10-27-2027

RACHEL B. MIZRAHI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MI6100849
Qualified in Kings County
Commission Expires October 27, 2027

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 08/22/24 (date of document).

Affiant Signature

08/23/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 23rd day of August, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL