Karen Johnson Davidson County
Batch# 1202873 DEEDWARR
11/08/2024 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20241108-0087137

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-5118

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of November, 2024

Notary Public

Commission Expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Fatjon Dervishi and Ina Dervishi 5408 Coventry Hill Lane Hermitage, TN 37076	Cross Country Mortgage, LLC 1585 Mallory Lane Suites 205, 206 Brentwood, TN 37027	085-04-0A-312.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Andrew Conger and Lisa Conger, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fatjon Dervishi and Ina Dervishi, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 312 on the Plan of Final Plat The Reserve at Stone Hall (formerly Eversong at Ravenwood) Phase 1, Section 3B of record in Plat at Instrument No. 20160421-0038888, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Conger and Lisa Conger, husband and wife, by Warranty Deed from Haydee del Carmen Rivera Alvelo and Lisa Litherland of record in Instrument No. 20210407-0045874 Register's Office for Davidson County, Tennessee, dated March 25, 2021 and recorded on April 07, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5408 Coventry Hill Lane, Hermitage, TN 37076.

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 so 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. 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.

Dated this the 4th day of November, 2024.

Andrew Conger

Lisa Conger

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (CW)

On this 4th day of November, 2024, before me personally appeared Andrew Conger and Lisa Conger, 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 4th day of November, 2024.

Notary Signature
My commission expires: 5.10.27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 11/4/24.

Affiant Signature – Joshua A. Terry

11/6/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/6/24.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON