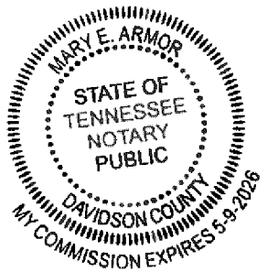
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, HEREBY ON THIS 23rd day of December, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

**THIS INSTRUMENT WAS PREPARED BY:**
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

| ADDRESS NEW OWNERS(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| **Sabrina Haxhillari and Devjan Haxhillari** | NEW OWNERS | **122-1A-275.00** |
| **7 Fawn Creek Pass** | | |
| **Nashville, TN 37214** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 1219011 DEEDWARR
12/26/2024 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20241226-0099609

FOR AND 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,WE, ***Ivan Peraza, a single person,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Sabrina Haxhillari, a single woman and Devjan Haxhillari, a single man, joint tenants with right of survivorship,*** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 7 Fawn Creek Pass, Nashville, Nashville, TN 37214. Said property is being described as follows:

Land in Davidson County, Tennessee, BEING Unit No. 50 on the Plan of Woodland Point, Phase ITT, a Private Element Horizontal Property Regime (being the Townhome Area Woodland Point) , located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Boundary Plat in Instrument No. 20000713-0069314 and Plat of record in No. 20001011-0101044, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Centex Homes, a Nevada general partnership by deed from James R. Carbine, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, of record in Instrument No. 20001205-0119723, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ivan Peraza by Warranty Deed from Centex Homes dated 6/22/01 and filed for record on 6/29/01 of record in Inst. No. 200106290068616, said Register's Office for said County.

This conveyance is subject to the following:

Taxes for the year 2024 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Boundary Plat of record in Instrument No. 20000713-0069314 and Plat of record in Instrument No. 20001011-0101044; declaration of restrictive covenants in Instrument No. 20000711-0068562, Master Declarations in Instrument No. 20000607-0056981; Landscape Agreement in Instrument No. 20000612-0058346; Easements of record in Book 8332, Page 982; Charter in Instrument No. 20001013-0102000, By-Laws in Instrument No. 20001011-0101044, all of record in the Register's Office for Davidson County, Tennessee.

**This instrument is executed on behalf of Ivan Peraza by his lawful Attorney-in-Fact, Guadalupe Peraza, pursuant to the power and authority vested in her by instrument filed for record in Instrument #** 202412260099608 **, Register's Office, Davidson County, Tennessee.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved ( xx ) Property, known as **7 Fawn Creek Pass, Nashville, TN 37214**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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. 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 hand this 20 day of December, 2024.

Ivan Peraza by Guadalupe Peraza, Attorney-in-Fact
Ivan Peraza
By: Guadalupe Peraza, Attorney-in-Fact

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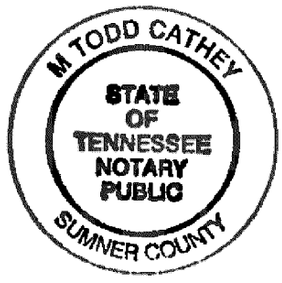
STATE OF TENNESSEE
COUNTY OF Davidson

On this the 20 day of December, 2024, before me, the undersigned, appeared Guadalupe Pereza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowleged herself to be Power of Attorney for Ivan Peraza, the bargainor named herein, and that she with such Power being authorized so to do, executed the foregoing instrument for the purposes herein contained by signing and executing the same as the free act and deed of the said Ivan Peraza.

Witness my hand and official seal at Nashville, Tennessee, on this the 20 day of December, 2024.

My commission expires: 3/1/25

Notary Public



# Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/20/24 (date of document)

Regina Sullo

Affiant Signature

December 23, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 23 day of December, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

