WARRANTY DEED

Karen Johnson
Batch # 1257706
04/11/2025 08 27 35 AM
Fees $13 00 Taxes $638 25

Davidson County
DEEDWARR
2 pgs

20250411-0026959

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUATION, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF April, 20 25

Notary Public

My Commission Expires 10/4/27

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Stephen R. Crockett & Kathryn M Crockett	NEW OWNER	
(NAME)	(NAME)	
248 Wilson Pike		161-06-0B-002 00
Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **GENTIAN MJESHTRI**, A MARRIED MAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN R. CROCKETT AND KATHRYN M. CROCKETT, 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 located in Davidson County, Tennessee, being known and designated as Unit No. B of 638 WOODETT ROAD, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 638 Woodett Road, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20190701-0063441, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Gentian Mjeshtri, by Warranty Deed from Sarah J. Carter as Administratrix under the Last Will and Testament of Gerald T. Carter and as sole Heir at Law, of record in Instrument No. 20190510-0043935, in the Register's Office of Davidson County, Tennessee, dated March 29, 2019, and recorded on May 10, 2019.

Property has never been the grantor's marital residence.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 659 McMurray Drive, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. 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 9th day of April, 2025

GENTIAN MJESHTRI

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gentian Mjeshtri, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of April, 2025.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires

Notary Public