WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1272906 DEEDWARR
05/14/2025 09:31:30 AM 2 pgs
Fees: $13.00 Taxes: $4,162.50
20250514-0037854

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Gentian Mjeshtri	Gentian Mjeshtri	
(NAME)	(NAME)	
2605 Grandview Avenue	2605 Grandview Avenue	132 01 0 077.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37211	
(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, AUBREY B. HARWELL, JR. TRUSTEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GENTIAN MJESHTRI, AN UNMARRIED MAN,** 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:

Lot 133, ROLLING MEADOWS, PART OF O.F. NOEL ESTATE, as shown on plat of record in Plat Book 1424, Pages 98 and 99, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 133 fronts 119.0 feet on the Northerly margin of Greerland Drive and runs back 182.6 feet on the Westerly line and 178.0 feet on the Easterly line, to a line in the rear, which measures 119.0 feet thereon.

Being the same property conveyed to Aubrey B. Harwell, Jr. Trustee, by Warranty Deed from Richard W. Kellams, of record in Instrument No. 20040903-0107202, in the Register's Office of Davidson County, Tennessee, dated August 30, 2004 and recorded on September 03, 2004.

Stephen C. Sexton herein signed as Attorney in fact for Aubrey B. Harwell, Jr., Trustee. Said Power of Attorney is of record in Instrument No. 202505140037853 in the Registers office for Davidson County, Tennessee.

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 974 Greerland Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2025-412

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 13th day of May, 2025

Aubrey B. Harwell Jr Trustee
BY: by Stephen C Sexton, Atty in Fact
AUBREY B. HARWELL, JR. TRUSTEE
BY: STEPHEN C. SEXTON, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of May 2025, before me personally appeared Stephen C. Sexton, to me known to be the person who executed the foregoing instrument on behalf of Aubrey B. Harwell, Jr., Trustee and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell, Jr., Trustee.

Witness my hand and official seal this 13th day of May, 2025.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

Commission expires:

Notary Public

I, Andy Maloney, 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 5/13/2025 (date of document).

Affiant Signature
Date 5/13/2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of May, 2025.

Linda M Smith
Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202505140037854