WARRANTY DEED

Karen Johnson Davidson County
Batch# 1324416 DEEDWARR
09/19/2025 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,515.63
20250919-0075176

Y-DO-24-1307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

REGINA V SULLO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Drew Owens and Elizabeth Hayslip	New Owner	
(NAME)	(NAME)	**071-10-0-066.00**
1307 Aline Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **ENKELEJDA KOKTHI AND ANDROKLI KOKTHI, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DREW OWENS, A SINGLE PERSON, AND ELIZABETH HAYSLIP, A SINGLE PERSON, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP,** 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:

Being the Northerly 41 1/2 feet of Lot No. 57 and the Southerly 17 feet of Lot No. 58 on the plan of J. B. Haynie's Cumberland Heights, as of record in Book 57, Page 170, register's office for said County.

Said parts of Lots Nos. 57 and 58 front together 58 1/2 feet on the easterly side of Aline Avenue and run back between parallel lines, 125 feet to an alley.

Being the same property conveyed to Enkelejda Kokthi and Androkli Kokthi by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20211124-0156050 Register's Office for Davidson County, Tennessee, dated November 18, 2021 and recorded on November 24, 2021.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 57, Page 170, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1307 Aline Avenue, Nashville, Tennessee 37207**.

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 18th DAY OF SEPTEMBER, 2025.

Enkelejda Kokthi by John Gleaves, Attorney-In-Fact

Androkli Kokthi by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ENKELEJDA KOKTHI AND ANDROKLI KOKTHI, and who acknowledged he/she/they executed the same as the free act and deed of the said ENKELEJDA KOKTHI AND ANDROKLI KOKTHI.

Witness my hand and official seal, this the 18th of September, 2025.

Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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 Sept 19, 2025 (date of document)

Regina Sullo

Affiant Signature

September 19, 2025

Date

State Of TN

County of Davidson

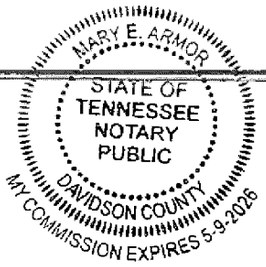
Sworn and subscribed before me this 19 day of September, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



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