Karen Johnson Davidson County
Batch# 1343196 DEEDWARR
11/10/2025 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.13
20251110-0089263

WARRANTY DEED

Spiteri-P25-0263

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $584,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2025.

(Affix Seal) Notary Public

My Commission Expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Benjamin F. Spiteri and Theresa L. Leanio	New Owner	95-11-85
408 Adair Road		
Nashville, TN 37214		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shpendi Lamaj, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Benjamin F. Spiteri, an unmarried man and Theresa L. Leanio, an unmarried woman as tenants in common with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, that 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. 39 on the Plan of Cloverdale Subdivision, of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Shpendi Lamaj by Deed from Property Fund 629, LLC, a Tennessee limited liability company of record in Inst # 20241014-0079250, record 10/14/2024, Register's Office for Davidson County, Tennessee.

Said property was never a marital residence.

unimproved ☐
This is improved ☑ Property known as: **408 Adair Road, Nashville, TN 37214**

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, the GRANTOR, 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 that 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/our hand(s) this 30 day of Oct, 2025

Shpendi Lamaj

STATE OF TN

COUNTY OF Sum

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shpendi Lamaj, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 30 day of Oct, 2025.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

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 10130125.

Affiant Signature – Joshua A. Terry

10131125

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10131125.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27