This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1392683 DEEDWARR
03/13/2026 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,068.93
20260313-0020234

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $288,900.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 12 Day of Mar, 26.

_____
Notary Public
My Commission expires 12, 26, 2029

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Armend Haziri
3009 Harbor Lights Drive
Nashville, TN 37217

SEND TAX BILLS TO:
Armend Haziri
3009 Harbor Lights Drive
Nashville, TN 37217

MAP AND PARCEL NUMBER: 08610007600

WARRANTY DEED
26NT00596

Effective the 12 Day of Mar, 20 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

SHAWN R. MCCARNEY, A MARRIED MAN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Armend Haziri

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Chapelwood, Section 2 of record in Plat Book 5200, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shawn R. McCarney, a married man from Jack R. Campey, Sr., married, by Warranty Deed dated 02/08/2016 and recorded 02/09/2016 in Instrument No. 20160209-0012501, Register's Office of said County.

This is an improved property commonly known as: 105 Albee Court, Hermitage, TN 37076-2702

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the _____ day of _____, _____

Shawn McCarney 03/12/2026 05:04 PM CDT

Shawn McCarney

State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shawn McCarney**, the within named bargainer, 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.

Edward P. Hunsberger Sr. 03/12/2026 05:06 PM CDT

Notary Public

My Commission expires: _____/_____/_____

EDWARD P. HUNSBERGER SR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

Tennessee Certification of Electronic Document

I, Justin Foster 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 3-12-26 (date of document).

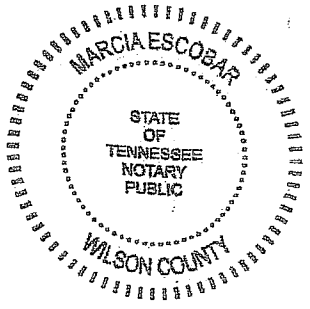
Affiant Signature

3-12-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 of Mar, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027