WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$227,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-8-2021

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MST 2017-0853

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alisher Abdukadirov and Nilufar Abdukadirov	Same	149-09-0-264.00
(NAME)	(NAME)	
1121 Remmington Trace		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/03/17 09:21 2 pgs
Fees:13.00 Taxes:839.90
20170703-0066549

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/WE, **Ronnie L. Davis, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alisher Abdukadirov and wife, Nilufar Abdukadirov,** 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 in Davidson County, Tennessee, being Lot No. 82 on the Plan of First Revision, Section One, Hunter's Run of record in Plat Book 9700, Page 124, 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 Ronnie L. Davis, a married man by Warranty deed from Butler Builders, LLC, a limited liability company of record in Book 10364, page 190, Register's Office for Davidson County, Tennessee, dated February 25, 1997 and recorded on February 28, 1997. And being the same property conveyed to Ronnie L. Davis and wife, Edna Davis, to create a tenants by the entirety by Quitclaim deed from Ronnie L. Davis, a married man of record in Instrument No. 20130312-0024657 Register's Office for Davidson County, Tennessee, dated March 11, 2013 and recorded on March 12, 2013. The said Edna Davis died on March 28, 2017, and said property vested to Ronnie L. Davis by operation of law as the surviving spouse.

Subject to: Property taxes for 2017 have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 341, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 10378, Page 110, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Storm Water Drainage Easement of record in Book 9836, Page 624, in the Register's Office for Davidson County, Tennessee. Right of way of Remmington Trace.

This property, known as 1121 Remmington Trace, Antioch, TN 37013
(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/our hand(s) this 30 DAY OF June, 2017.

Ronnie L. Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronnie L. Davis, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2017.

Notary Public

My Commission Expires: 7-11-20

(SEAL

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19