Davidson County DEEDWARR
Recvd: 08/30/17 09:36 3 pgs
Fees:18.00 Taxes:735.38
20170830-0089026

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $198,750.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of August, 2017.

NOTARY PUBLIC

My commission expires: 5-2019

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sherzodkhon Dustmukhamedov	New Owner	164070A05400CO
(NAME)	(NAME)	
1533 Rockglade Run		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $198,750.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Julie A. Moore, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sherzodkhon Dustmukhamedov**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 54, Final Plat of Harvest Grove (Formerly Tillman) "Cluster and Lot Subdivision", Section One, a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300, of the Register's Office of Davidson County, Tennessee, to which plat refrence is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Julie A. Moore and Stephen E. Moore, wife and husband, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated August 24, 2015, of record in Instrument No. 200150831-0088092, Register's Office for Davidson County, Tennessee. Stephen E. Moore, a married person, conveyed his interest to Julie A. Moore, a married person, by Quitclaim Deed dated October 23, 2015, of record in Instrument No. 20151027-0109429, Register's Office for Davidson County, Tennessee. Julie A. Moore, a married person conveyed her interest to Julie A. Moore and Stephen E. Moore, a married couple, by Quitclaim Deed dated September 6, 2016, of record in Instrument No. 20160907-0094279, Register's Office for Davidson County, Tennessee. Stephen E, Moore, a married person conveyed his interest to Julie A. Moore, a married person, by Quitclaim Deed dated July 22, 2017, of record in Instrument No. 20170731-0077318, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by Warranty Deed from Ole South/ Craighead Joint Venture, dated March 23, 2015, of record in Instrument No. 20150325-0025705, Register's Office for Davidson County, Tennessee.

This property is improved property known as: 1533 Rockglade Run, Antioch, TN 37013.

Stephen E. Moore, husband of Julie A. Moore, joins in the execution of this instrument for the sole purpose of relinquishing any and all of his rights, title, and interest, marital or otherwise, in and unto said property.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of August, 2017.

Julie A. Moore

Stephen E. Moore

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julie A. Moore**, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of August, 2017.

Notary Public
My Commission Expires: 5/2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen E. Moore**, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of August, 2017.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

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

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

