Bill Garrett Davidson County
Batch# 2573 DEEDWARRSP
09/20/2017 10:36:32 AM 3 pgs
Fees: $18.00 Taxes: $329.30
20170920-0096312

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Aziz Ashurov
Nozimbek Avazov
728 Crestmark Drive
Mt. Juliet, TN 37122

SEND TAX BILL:
Aziz Ashurov
Nozimbek Avazov
728 Crestmark Drive
Mt. Juliet, TN 37122

MAP AND PARCEL:
08110022000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 89,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of September, 2017.

NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/12/19

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Emma Lintz,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-2062, has this day bargained and sold, and do hereby transfer and convey unto **Aziz Ashurov and Nozimbek Avazov**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known as 1732 24th Avenue North, Nashville, TN 37208 .

And now **Peggy D. Mathes, Administrator of the Estate of Emma Lintz,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Aziz Ashurov and Nozimbek Avazov**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 19th day of September, 2017.

Estate of Emma Lintz

By: Peggy D Mathes Adm
Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Emma Lintz,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-2062, the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 19th day of September, 2017.

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/12/19

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2017-046

Land in the 8th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being the north 37.5 feet of Lot No. 154, in Cobb's Subdivision of Lot No. 6 of Subdivision of Harding's Bosley Tact of record in Book 161, page 155, Register' s Office for said County.

Said North 37.5 feet of Lot No. 154 fronts 37.5 feet on the east side of 24th Avenue North and extends back eastwardly between parallel lines 159 feet to an alley, on which it fronts 37.5 feet.

Being the same property conveyed to Ernest Lintz, Jr. and Emma L. Lintz by deed from Dixie Treadway and husband, George B. Treadway of record in Book 5145, page 46, Register's Office for Davidson County, Tennessee. Ernest Lintz Jr. died on October 17, 1982. Emma Lintz died on April 16, 2016, pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P-2062, order the real estate should be brought into the estate and sold at public auction to the highest bidder.

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantee.

This property is being sold as is.