WARRANTY DEED

Bill Garrett Davidson County
Batch# 86274 **DEEDWARR**
04/30/2018 12:57:30 PM 5 pgs
Fees: $28.00 Taxes: $277.50

20180430-0040446

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nodirjon Radjabov	Nodirjon Radjabov	162-16-0A-065.00
(NAME)	(NAME)	
2551 Val Marie Drive	2551 Val Marie Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Teresa Hodge and Toni Hernandez, Personal Representative of the Estate of Jane G. Dean**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Nodirjon Radjabov, a married man, and Nozimbek Avazov, a married man, as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, Being all of Unit 20, Building 14, of Hickory Hollow Condominiums, formerly Mill Creek Club Condominiums, a Condominium, established by the Master Deed of record in Book 4887, Page 961, and amended in Book 5000, Page 607, Book 5101, Page 809, Instrument No. 20040805-0094013, amended and restated Master Deed in Book 10468, Page 653, amended in Instrument No. 20050810-0094534 and Instrument No. 20080619-0063138, and plan of record in Book 5050, Page 103, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

The said Jane Dean died testate on January 2, 2018, devising subject property to Teresa Hodge and Toni Hernandez, Personal Representative, as evidenced in File No. 18P247, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Jane Dean by Warranty Deed from Nodirjon Radjabov, a married person, dated December 14, 2017 and recorded December 19, 2017 of record in Instrument No. 20171219-0129337, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nodirjon Radjabov, a married person by Special Warranty Deed from Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-WLL1, dated December 7, 2015 and recorded December 15, 2015 of record in Instrument No. 20151215-0126080 and Correction recorded as Instrument No. 20171219-0129336, Register's

Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 5050, Page 103, in the Register's Office for Davidson County, Tennessee; (2) Rights of the Co-Owners of Hickory Hollow Condominiums, formerly Mill Creek Club Condominiums in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 4887, Page 961, inclusive, Davidson County Records, and as amended in Book 5000, Page 607, Book 5101, Page 809, and Instrument No. 20040805-0094013, amended and restated Master Deed in Book 10468, Page 653, and amended in Instrument No. 20050810-0094534, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute; (3) Covenants, conditions, easements and restrictions recorded, as Book 4792, Page 725 and amended Book 6396, Page 504, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (4) Agreement recorded August 14, 1978 as Book 5324, Page 214, in the Register's Office for Davidson County, Tennessee; (5) Easement for Sewage and/or Storm Drainage recorded in Book 5373, Page 110 in the Register's Office of Davidson County, Tennessee; (6) Grant of Easement recorded in Instrument No. 20130626-0065775 in the Register's Office of Davidson County, Tennessee; (7) Amended and Restated ByLaws of Hickory Hollow Condominiums recorded in Book 10468, Page 691 and amendment recorded in Instrument No. 20080619-0063138, in the Register's Office for Davidson County, Tennessee' (8) Administrative Resolution of record in Instrument No. 20080619-0063139, in the Register's Office for Davidson County, Tennessee; (9) Charter of Mill Creek Club Condominium Owners' Association, Phase I of record in Book 5000, Page 610,; (10) Articles of Amendment recorded in Book 5689, Page 502; (11) Articles of Merger recorded in Book 9150, Page 797, in the Register's Office for Davidson County, Tennessee; and (12) Quitclaim Deed to Mill Creek Club Condominium Owners' Association, Phase I of record in Book 5234, Page 265, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 20 Sycamore Court, 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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 23 day of April, 2018.

Teresa Hodge, Personal Representative of the
Estate of Jane G. Dean

Toni Hernandez, Personal Representative of the
Estate of Jane G. Dean

STATE OF TENNESSEE)

Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 5050, Page 103, in the Register's Office for Davidson County, Tennessee; (2) Rights of the Co-Owners of Hickory Hollow Condominiums, formerly Mill Creek Club Condominiums in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 4887, Page 961, inclusive, Davidson County Records, and as amended in Book 5000, Page 607, Book 5101, Page 809, and Instrument No. 20040805-0094013, amended and restated Master Deed in Book 10468, Page 653, and amended in Instrument No. 20050810-0094534, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute; (3) Covenants, conditions, easements and restrictions recorded, as Book 4792, Page 725 and amended Book 6396, Page 504, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (4) Agreement recorded August 14, 1978 as Book 5324, Page 214, in the Register's Office for Davidson County, Tennessee; (5) Easement for Sewage and/or Storm Drainage recorded in Book 5373, Page 110 in the Register's Office of Davidson County, Tennessee; (6) Grant of Easement recorded in Instrument No. 20130626-0065775 in the Register's Office of Davidson County, Tennessee; (7) Amended and Restated ByLaws of Hickory Hollow Condominiums recorded in Book 10468, Page 691 and amendment recorded in Instrument No. 20080619-0063138, in the Register's Office for Davidson County, Tennessee' (8) Administrative Resolution of record in Instrument No. 20080619-0063139, in the Register's Office for Davidson County, Tennessee; (9) Charter of Mill Creek Club Condominium Owners' Association, Phase I of record in Book 5000, Page 610,; (10) Articles of Amendment recorded in Book 5689, Page 502; (11) Articles of Merger recorded in Book 9150, Page 797, in the Register's Office for Davidson County, Tennessee; and (12) Quitclaim Deed to Mill Creek Club Condominium Owners' Association, Phase I of record in Book 5234, Page 265, in the Register's Office of Davidson County, Tennessee.

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unimproved ☐

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(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 23rd day of April, 2018.

Teresa Hodge, Personal Representative of the Estate of Jane G. Dean

Toni Hernandez, Personal Representative of the Estate of Jane G. Dean

STATE OF TENNESSEE)

COUNTY OF Carroll)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Teresa Hodge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved herself to be the Personal Representative of the Estate of Jane G. Dean, the bargainor, and who, being authorized to do so, acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of April, 2018.

NOTARY PUBLIC

TONYIA RUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CARROLL

My Commission Expires: Sept. 15, 2021

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public of the ~~state~~ and county aforesaid, the within named Toni Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved herself to be the Personal Representative of the Estate of Jane G. Dean, the bargainor, and who, being authorized to do so, acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____ day of _____, 2018.

NOTARY PUBLIC

My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Teresa Hodge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved herself to be the Personal Representative of the Estate of Jane G. Dean, the bargainor, and who, being authorized to do so, acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____ day of _____, 2018.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Toni Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved herself to be the Personal Representative of the Estate of Jane G. Dean, the bargainor, and who, being authorized to do so, acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of April, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122