RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

**BOX 10-A**

Bill Garrett Davidson County
Batch# 133931 **DEEDWARR**
08/27/2018 03:40:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180827-0084873

**STATE OF TENNESSEE**
**COUNTY OF** Wilson

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $0.00. Previously paid in Instrument No. 20180430-0040446 Register's Office for Davidson County, Tennessee

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of August, 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**CORRECTIVE WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

**ADDRESS NEW OWNER(S) AS FOLLOWS:**
Nodirjon Radjabov
2551 Val Marie Drive
Madison, TN 37115

**SEND TAX BILLS TO:**
NEW OWNER

**MAP-PARCEL NUMBER:**
162-16-0A-065.00

**WHEREAS,** by Deed of Record in Instrument No. 20180430-0040446 Teresa Hodge and Toni Hernandez, personal representatives of the Estate of Jane G. Dean executed a deed for the below referenced property to Nodirjon Radjabov and Nozimbek Avazov; and

**WHEREAS**, it is unclear as to whether they had authority to act on behalf of the estate relative to the real estate; and

**WHEREAS**, this deed is being executed to perfect the intended transfer to Nodirjon Radjabov and Nozimbek Avazov by affixing the signatures of the heirs at law of Jane G. Dean.

**NOW THEREFORE** in order to perfect said conveyance, **Toni Hernandez, William A. Wilks and Rachel Miller** hereinafter referred to as **Grantors**, hereby transfer and convey to

**Nodirjon Radjabov, a married man and Nozimbek Avazov, a married man as tenants in common with rights of survivorship** hereinafter referred to as **Grantee**, their heirs, successors and assigns a certain tract or parcel of land in Davidson County, Tennessee described as follows,

**TO WIT**:

Land 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, as 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 Register's Office for 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 for the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association Owners.

Being the same property conveyed to Jane Dean by deed from Nodirjon Radjabov, a married person of record at Instrument No 20171219-0129337, Register's Office for Davidson County, Tennessee. Jane Dean (a/k/a Jane G. Dean) having since died intestate on January 2, 2018 vesting the property in Toni Hernandez, William A. Wilks and Rachel Miller, her heirs at law as evidenced by the probate for the Estate of Jane G. Dean of record in Docket No. 18P-247 Probate Court Clerk for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 20 Sycamore Ct., Antioch, TN 37013.

**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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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.

Toni Hernandez is executing this Deed on behalf of William A. Wilks and Rachel Miller pursuant to Power of Attorney of record in Instrument No. 20180821-0082615, Register's Office for Davidson County, Tennessee.

Witness my hand this 21st day of August, 2018.

Toni Hernandez

William A. Wilks by Toni Hernandez, his attorney-in-fact

Rachel Miller, by Toni Hernandez, her attorney-in-fact

**STATE OF TENNESSEE**
**COUNTY OF Wilson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Toni Hernandez , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of August, 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNEESSEE 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, Toni Hernandez , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who further proved herself to be the attorney in fact of William A. Wilks and Rachel Miller and who is authorized to do so, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20180821.0082615 , Register's Office of ~~Rutherford~~ Wilson County, Tennessee.

Witness my hand and official seal this 21st day of August, 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNEESSEE NOTARY PUBLIC WILSON COUNTY