WARRANTY DEED

Bill Garrett Davidson County
Batch# 133931 DEEDWARR
08/27/2018 03:40:26 PM 3 pgs
Fees: $18.00 Taxes: $431.05

20180827-0084874

BOX 10-A

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2018 .

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2021

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
121 First Avenue South, Suite 200
Franklin, TN 37064,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John W. Reynolds	Same	162160A06500CO
(NAME) 20 Sycamore Court	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, we Nodirjon Radjabov, a married man, and Nozimbek Avazov, a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto John W. Reynolds, unmarried, hereinafter called the GRANTEE(S), his/her/their 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 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.

Being the same property conveyed to Nodirjon Radjabov, a married man, and Nozimbek Avazov, a married man, as tenants in common with right of survivorship by Warranty Deed from Teresa Hodge and Toni Hernandez, Personal Representative of the Estate of Jane G. Dean, dated 04/23/2018 recorded 4/30/2018, of record in Instrument No. 20180430-0040446, in the Register's Office for Davidson County, Tennessee, corrected in Corrective Deed recorded in Instrument No. 20180827-0084873, Register's Office for Davidson County, Tennessee.

This property has never been the martial residence of Grantors.

Subject to: All matters shown on the plat of record in Plat Book 5050, Page 103, in the Register's Office for

Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 4792, Page 725, Amended and Restated Master Deed of record in Book 10468, Page 653, Amendment to Master Deed of record in Instrument No. 20040805-0094013, Amendment to Amended and Restated Master Deed of record in Instrument No. 20050810-0094534, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; Covenants, conditions, easements and restrictions of record in Book 4887, Page 961, Amended to Master Deed of record in Book 5000, Page 607, Second Amendment to Master Deed of record in Book 5101, Page 809, Amendment to Declaration of record in Book 6396, Page 504, Amendment to Amended and Restated By-Laws of record in Instrument No. 20080619-0063138, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; Grant of Easement of record in Instrument No. 20130626-0065775, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5373, Page 110, in the Register's Office for Davidson County, Tennessee; Agreement of record in Book 5324, Page 214, in the Register's Office for Davidson County, Tennessee; Charter of Mill Creek Club Condominium Owners' Association, Phase I of record in Book 5000, Page 610, Book 8956, Page 153, Articles of Amendment to Charter of record in Book 5689, Page 502, in the Register's Office for Davidson County, Tennessee; Charter of Mill Creek Club Condominium Owners' Association, Phase I of record in Book 1075, Page 760, in the Register's Office for Williamson County, Tennessee; Amended and Restated ByLaws of record in Book 10468, Page 691, in the Register's Office for Davidson County, Tennessee; Boundary Plat of record in Book 4675, Page 88, in the Register's Office for Davidson County, Tennessee; Quit Claim Deed of record in Book 5234, Page 265, in the Register's Office for Davidson County, Tennessee; Articles of Merger of record in Book 9150, Page 797, in the Register's Office for Davidson County, Tennessee; Administrative Resolution Shared and Non Shared Services of record in Instrument No. 20080619-0063139, in the Register's Office for 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 ☒ 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), his/her/their 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), his/her/their 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 hands this 24th day of August, 2018.

Nodirjon Radjabov

Nozimbek Avazov

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nodirjon Radjabov and Nozimbek Avazov the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of August, 2018.

Tracey Trumphour

Notary Public: _____

My Commission Expires: 3.17.21



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