Karen Y Johnson Davidson County
Batch# 178009 DEEDWARR
12/26/2018 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20181226-0125282

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $110,000.00 Affiant Subscribed and sworn to before me, this 21 day of December, 2018. Notary Public My commission expires: 12/21/19

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nodirjon Radjabov	**NEW OWNER**	**07005001700**
2318 Lloyd Avenue		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Paul J. Ketchel, Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nodirjon Radjabov

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 the northerly 60 feet of Lot No. 12 on the plan of H.E. Simpkins Division of The Curtis Lands of record in Book 547, page 39, RODC, TN, being part of the same property conveyed to Willis J. Mayberry and wife, Jennie Mayberry, by deed of record in Book 1389, page 476, Register's Office for Davidson County, Tennessee.

Beginning in the center of Lloyd Avenue at the Northwest corner of Lot 12, thence with the center of said avenue, South 13 deg. West 60 feet to a railroad spike; thence South 88 deg. East 261.5 feet to an iron pin in a fence line; thence North 3 deg. 15 min. East 60 feet to the South line of Lot 14 on said plan; thence North 88 deg. West 251 feet to the point of beginning.

Included in this description of excluded from this conveyance is a triangular tract of land conveyed to O.L. Simpkins, by Deed, as same appears of record in Book 1938, page 493, RODC, TN, which said tract is described as follows: Beginning at a point in the easterly margin of Lloyd Avenue in the northerly line of Lot 12, thence South 13 deg. West 36 feet with the easterly margin of said Avenue; thence North 46 deg. East 49 feet to the southerly line of Lot 13; thence with the southerly line of Lot 13, North 88 deg. West 27 feet to the point of beginning.

Being the same property conveyed to Paul J. Ketchel, Jr., married, by Warranty Deed from Judy Weaks, Trustee, dated June 18, 2013, of record in Instrument No. 20130621-0063776, Register's Office for Davidson County, Tennessee.

The spouse of Paul J Ketchel Jr does not enter into the execution of this instrument because this was never marital property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2318 Lloyd Avenue, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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.

Paul J. Ketchel, Jr. Date: 12/21/18

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Paul J. Ketchel, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER

True Copy Certification

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

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

