Karen Johnson Davidson County
Batch# 212329 DEEDWARR
04/01/2019 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $654.90
20190401-0029150

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-030275

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Fazilat Khalmatova	Fazilat Khalmatova	
(NAME) 526 Upsall Dr.	(NAME) 526 Upsall Dr.	163-11-0C-007.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ESTATE OF VICKIE C. DAVIS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FAZILAT KHALMATOVA, A MARRIED WOMAN , 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 Lot No. 7 on the Plan of Bell Forge Village III, Section Five of record in Plat Book 6900, Page 632 and amended in Book 7524, page 552, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vicki C. Davis, unmarried by Warranty deed from Howard H. Huffaker of record in Book 10086, page 796, Register's Office for Davidson County, Tennessee, dated 6/13/1996 and recorded on 6/14/1996. Re-recorded in Book 10118, page 771, Register's Office for Davidson County, Tennessee. Vicki C. Davis having since died on November 29, 2018. Richard Moline is appointed as Personal Representative of the estate by Order of Probate Court of Rutherford County dated February 26, 2019 docket number 2019-PR-86.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 526 Upsall Drive, Antioch, TN 37013
(House No.) (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 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 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 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.

Witness my/our hand(s) this the 28th day of March, 2019

Estate of Vickie C. Davis

BY: _____
Richard Moline
Personal Representative

STATE OF TENNESSEE
COUNTY OF TENNESSEE

On this the 28th day of March, 2019, before me personally appeared Richard Moline, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Personal Representative of Estate of Vickie C. Davis, the within named bargainor, and that he/she as such Personal Representative executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of March, 2019.

_____
Notary Public

My Commission Expires: 10-12-19

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
LAURA PERRY
WILLIAMSON COUNTY
My Commission Expires

True Copy Certification

I, Jacquelyn Rudolph, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jacquelyn Rudolph, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY