Karen Johnson Davidson County
Batch# 218694 DEEDWARR
04/16/2019 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $640.10
20190416-0035034

WARRANTY DEED

DEBORAH A. PAINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Oaktak Hanup
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/22/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abbos Sidikov	Abbox Sidikov	163-11-0C-036.00-CO
(NAME)	(NAME)	
504 Upsall Drive	504 Upsall Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, I/we Claudia Hill as Administrator for The Estate of Eunice Phelps, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Abbos Sidikov, married, 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 Lot No. 36 on the Plan of, Revised Bell Forge Village III, Section Five, of record in Plat Book 6900 Page 632, as affected by Surveyors Certificate of Correction recorded in Book 7524, Page 552, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eunice M. Phelps, an unmarried person by Warranty Deed from Walter F. Soper and Cynthia D. Soper, husband and wife, dated 06/23/2004, of record in Instrument No. 20040629-0076734, corrected by Notary Certificate of Correction recorded on 03/26/2009 of record in Instrument No. 20090326-0027198, in the Register's Office for Davidson County, Tennessee.

The said Eunice Loyd Mosley Phelps died intestate on 03/29/2018, leaving Claudia Hll as Administrator for the Estate of Eunice Lloyd Mosley Phelps with full power and authority to sell the herein described property without joinder of other benenficiaries as evidenced by Order Authorizing the sale of Real Property filed on March 1, 2019, as Docket No. 18P1966, Probate Court Clerk'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 ☒ 504 Upsall Drive, 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.

Effective the 15th day of April, 2019.

The Estate of Eunice Phelps

By: Claudia Hill, Admin

Claudia Hill, Administrator

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claudie Hill, Administrator for the Estate of Eunice Phelps, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Administrator of The Estate of Eunice Phelps, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of April, 2019.

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019