WARRANTY DEED

Karen Johnson Davidson County
Batch# 219262 DEEDWARR
04/17/2019 03:34:31 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20190417-0035492

Y-VRES-19-114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE ME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Arab Yogol	**New Owner**	
(NAME)	(NAME)	**163-11-0B-071.00-CO**
114 Beech Forge Dr		
(ADDRESS)	(ADDRESS)	
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 consideration, the receipt of which is hereby acknowledged, **ABBOS SIDIKOV AND FOTIMA SIDIKOVA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARAB YOGOL, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 71 on the Plan of Bell Forge Village, Section 4, Section Revision of record in Plat Book 6250, Page 201, 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 Abbos Sidikov by Warranty deed from Onochie Nnodu of record in Instrument No. 20171004-0102052 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 04, 2017.

Fotima Sidikova joins in this instrument to convey any marital interest she may have in said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 6250, Page 131 and revised in Book 6250, Page 201, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6040, Page 538, Book 6350, Page 858, Book 6651, Page 207, Book 7224, Page 209 and Instrument No. 20061229-0160925, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6040, Page 576 and amended in Book 6306, Page 644, Book 11348, Page 899, Instrument 200106270068129 and Instrument No. 20050810-0094532, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6887, Page 495 and Book 7491, Page 883, Register's Office for Davidson County, Tennessee.
- Dumpster Facility Agreement of record in Book 7224, Page 195, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 7224, Page 246, Register's Office for Davidson County, Tennessee.
- Common Area of record in Book 6040, Page 534 and Book 7724, Page 241, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6471, Pages 77 and 85, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **114 Beech Forge Dr, Antioch, Tennessee 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(S), their heirs and 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), 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 15th DAY OF APRIL, 2019.

Abbos Sidikov

Fotima Sidikova

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABBOS SIDIKOV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FOTIMA SIDIKOVA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212