WARRANTY DEED

Karen Johnson Davidson County
Batch# 263585 **DEEDWARR**
07/29/2019 02:38:26 PM 2 pgs
Fees: $13.00 Taxes: $961.63

20190729-0074491

O-AR-19-80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

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)
Steven Eugene Brady	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
80 Peachtree Street	**8024 Calvin Hall Road**	**119-06-0-139.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Indian Land, SC 29707**	
(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, **RAKHIMA ASHUROVA, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN EUGENE BRADY, A MARRIED MAN** 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 Lot No. 120 on the Plan of Part of the W. C. Miller Home Place, Sterling Heights, Section Five of record in Plat Book 1835, Page 37, 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 Rakima Ashurova, an unmarried woman by Cash deed from Ben Carson, The Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument No. 20170526-0052754 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on May 26, 2017. **THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.**

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 37, 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: **80 Peachtree Street, Nashville, Tennessee 37210**.

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 25th DAY OF JULY, 2019.

Rakhima Ashurova, by her attorney in fact, Aziz Ashurov

Rakhima Ashurova, by her attorney in fact, Aziz Ashurov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AZIZ ASHUROV, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RAKHIMA ASHUROVA, and who acknowledged he/she/they executed the same as the free act and deed of the said RAKHIMA ASHUROVA.

Witness my hand and official seal, this the 25th of July, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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