Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $277,500.00.

Affiant

File Number: 1911718

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

Subscribed and sworn to before me, this 9th day of December, 2019.

Notary Public
My Commission Expires: 9/19/22

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Erin E. Sakhautdinov	CalCon Mutual Mortgage LLC	063-04-0-048.00
113 Mount Vernon Drive	3131 Camino Del Rio N Ste 1680	
Old Hickory, TN 37138	San Diego, CA 92108	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Darlene S. Taylor, unmarried**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Erin E. Sakhautdinov and Timur Sakhautdinov, wife and husband**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Lakewood Heights of record in Plat Book 3842, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 105.0 feet on the Easterly margin of Mount Vernon Drive and runs back between lines, Measuring 220.7 feet on the Northerly line and 213.4 feet on the Southerly line, to a line in the rear measuring 105.3 thereon.

Being the same property conveyed to Ronald L. Stone Trustee by Quitclaim Deed from Kenneth R. Taylor of record in Book 9825, page 251, Register's Office for Davidson County, Tennessee, dated August 14, 1995 and recorded on October 11, 1995 and within the same deed the said Ronald L. Stone, Trustee conveyed his interest in the subject property to Kenneth R. Taylor and wife, Darlene S. Taylor. Kenneth R. Taylor having since died August 28, 2018, leaving title solely vested to Darlene S. Taylor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_ improved ___unimproved property known as 113 Mount Vernon Drive, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Karen Johnson Davidson County
Batch# 328034 DEEDWARR
12/11/2019 09:20:45 AM 2 pgs
Fees: $13.00 Taxes: $1,026.75
20191211-0127653

WITNESS my hand this 9th day of December, 2019.

Darlene S. Taylor

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Darlene S. Taylor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 9th day of December, 2019.

Notary Public at Large
My Commission Expires: 4/18/21

