WARRANTY DEED

Karen Johnson Davidson County
Batch# 376565 DEEDWARR
03/24/2020 12:57:30 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20200324-0031959

O-AR-20-650C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MARCH, 2020.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 07/09/2022

(AFFIX SEAL)

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)
Karisa K. Booth	New Owner	
(NAME)	(NAME)	**090-08-0-121.00**
650 C James Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **BEKHZODKHON DUSMUKHAMEDOV, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARISA K. BOOTH, AN UNMARRIED WOMAN,** 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:

Being Land and all improvements described according to a survey by Georama Land Surveying, dated November 6-7, 1970, as follows:

Beginning at an iron in the entirely margin of James Avenue, at the Southwest corner of the herein described land; thence with the margin of said Avenue North 46 degrees 57 minutes East 84 feet to an iron pin at the beginning of a curve at the entrance of Croley Drive; thence around said curve Southeasterly 42.03 feet to an iron pin the Westerly margin of Croley Drive; thence with Drive South 8 degrees 3 minutes East 46 feet to an iron pin in the beginning of a curve; thence along said curve Southerly 48.17 feet to a point; thence along an old fence row North 64 degrees 10 minutes West 108 feet to the point of beginning.

Being the same property conveyed to Bekhzodkhon Dusmukhamedov by Warranty deed from Howard Litchford, Jr. and wife, Wanda F. Litchford of record in Instrument No. 20151020-0106741 Register's Office for Davidson County, Tennessee, dated October 16, 2015 and recorded on October 20, 2015.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **650 C James Ave, Nashville, Tennessee 37209**.

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 20 DAY OF MARCH, 2020.

Bekhzodkhon Dusmukhamedov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEKHZODKHON DUSMUKHAMEDOV, 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 20th of March, 2020.

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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/29/2023
Notary Seal (if on paper)