Karen Johnson Davidson County
Batch# 387873 DEEDWARR
04/20/2020 07:29:30 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20200420-0040815

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Vasila Makhmudova
1229 Riverbirch Way
Hermitage, TN 37076

SEND TAX BILL TO:

Same

MAP/PARCEL 097-02-0A-179.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Staso Zinda and wife, Amber F. Zinda, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Vasila Makhmudova,** Unmarried **hereafter called the GRANTEE,** heir heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 2B of record in Plat at Instrument No. 20120510-0040662, 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 Staso Zinda and Amber F. Zinda, husband and wife by Warranty deed from Mayowa A. Obayomi and Oluwaseyi A. Obayomi, husband and wife of record in Instrument No. 20160112-0003203 Register's Office for Davidson County, Tennessee, dated January 08, 2016 and recorded on January 12, 2016.

This is improved property known as: **1229 Riverbirch Way, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 15th day of November, 2019.

WITNESS MY HAND on this the 15th day of November, 2019

Staso Zinda

Amber F. Zinda

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Staso Zinda and Amber F. Zinda**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 06-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $315,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 06-09-23

File No: 190624

Certificate of Authenticity

I John A. Bell IV, 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.

State of Tennessee
County of Davidson

Signature

Personally appeared before me, Diane Lashorn, a notary public for this county and state, John A. Bell IV, 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: 3-8-2021

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY LOWHORN

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