Name and Address of New Owner:
Dilmurod Umarkariev
7241 Magnolia Hills Drive
Nashville, TN 37221

Send Tax Bills To:
Dilmurod Umarkariev
SAME

Karen Johnson Davidson County
Batch# 421895 DEEDQC
06/22/2020 10:46:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200622-0066444

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 155-12-0A-011.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rano Shakhaydarova, an unmarried individual,** "the Grantor," convey and quitclaim unto **Dilmurod Umarkariev, an unmarried individual,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 11, on the Final Plat of Magnolia Hills, a Planned Unit Development, of record in Book 7900, Page 809, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Dilmurod Umarkariev, an unmarried individual and Rano Shakhaydarova, an unmarried individual, by Warranty Deed from Chad Alan Crow and wife, Ashley Michelle Crow, recorded December 29, 2016, of record in Instrument No. 20161229-0136735, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 7241 Magnolia Hills Drive, Nashville, Tennessee 37221.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 9th day of June, 2020.

_____(SEAL)
Rano Shakhaydarova

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 9th day of June, 2020.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

_____
Notary Public
My commission expires: 11·8·22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
9th day of June, 2020.

_____
Notary Public
My commission expires: 11·8·22

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

File # 2019-696

True Copy Certification

I, John A. Bell Jr., 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.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, [illegible], a notary public for this county and state, John A. Bell Jr., 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: 3-8-2024
Notary Seal (if on paper)

REGINA LOVELACE NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

202006220066444