Name and Address of New Owner:
Omonjon Suleymanov
1212 Riverbirch Way
Nashville, TN 37076

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 426080 DEEDWARR
06/25/2020 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20200625-0068667

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

Map & Parcel No: 097020A19000CO

WARRANTY 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, **Abdurasul Babadjanov**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Omonjon Suleymanov** , "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Villages of Riverwood,
Section One, Phase 2B, of record in Instrument No. 20120510-0040662, Register's Office for said
County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Abdurasul Babadjanov by Quitclaim Deed from Nozima Babadjanova, recorded on November 15, 2019, of record in Instrument No. 20191115-0118186, Register's Office for Davidson County, TN.

Being the same property conveyed to Abdurasul Babadjanov and Nozima F. Babadjanova, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on January 24, 2013, of record in Instrument No. 20130124-0007614, Register's Office for Davidson County, TN.

This is improved property known as 1212 Riverbirch Way, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of June, 2020.

_____(SEAL)
Abdurasul Babadjanov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June, 2020, before me personally appeared Abdurasul Babadjanov, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~19th~~ 22nd day of June, 2020.

_____
Notary Signature
My commission expires: 7-6-20

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

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 $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Teresa Sidwell
(Affiant)

Sworn to and subscribed before me this
22nd day of June, 2020.

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

Notary Public
My commission expires: 7-6-20
File No. 2020-1327

True Copy Certification

I, John A Bell Sr., 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, ~~Deliana Lowhorn~~ a ~~notary~~ public for this county and state, John A Bell Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELIANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)