Karen Johnson Davidson County
Batch# 455172 **DEEDWARR**
08/12/2020 10:59:10 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20200812-0089857

WARRANTY DEED

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Laura Nurzhanovna Cisco and Abror Sharafutdinov, wife and husband 8348 Rossi Road Antioch, TN 37013	F+M Bank 10 Cadillac Dr. Ste. 100 Brentwood, TN 37027	181-11-0C-011.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tony Phan, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Laura Nurzhanovna Cisco and Abror Sharafutdinov, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 259 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2 , Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tony Phan, an unmarried man by Deed from Centex Homes, a Nevada General Partnership, dated 03/17/2010 and recorded 04/01/2010, of record in Instrument 201004010024527, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 8348 Rossi Road, Antioch, TN 37013

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 and assigns forever; and we do covenant with the

said GRANTEES 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 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.

Witness my/our hand(s) this the 11th day of August, 2020.

Tony Phan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Tony Phan with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that hy executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 11th of August, 2020.

Notary Public

My Commission Expires: 09/22/2021

(SEAL)

