Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 14949

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $490,000.00.

Affiant

Subscribed and sworn before me this the 12 day of August, 2020.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:
Khojimurod Abdugofurov
4413 Soper Avenue
Nashville, TN 37204

Send Tax Bill to:
CMG Mortgage
3160 Crow Canyon Rd, #400
San Ramon, CA 94583

Tax Information:
132-09-0 040.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RODNEY CLAWSON AND NICOLLE CLAWSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KHOJIMUROD ABDUGOFUROV, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

KASinglemom

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of the subdivision of certain lots in Oak Hill Subdivision No. 1, of record in Book 547, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rodney Clawson and Nicolle Clawson, husband and wife, by deed from Cindy Betts, a married woman, dated 05/01/2017, of record in Instrument No. 20170503-0043355, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4413 Soper Avenue, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 457732 DEEDWARR
08/17/2020 09:12:34 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20200817-0091724

RC by KF, ATF
NC by KF, ATF

Witness my hand this the 12th day of August, 2020.

Rodney Clawson by Kella Farris his attorney infact
Rodney Clawson
BY: Kella Farris as Attorney-in-Fact

Nicolle Clawson by Kella Farris her attorney in fact
Nicolle Clawson
BY: Kella Farris as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of August, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Kella Farris with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rodney Clawson by Specific POWER OF ATTORNEY dated August 11, 2020, and who acknowledged that he executed the same as the free act and deed of Rodney Clawson.

Witness my hand and official seal this 12th day of August, 2020.

My commission expires:
9-6-22

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of August, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Kella Farris with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nicolle Clawson by Specific POWER OF ATTORNEY dated August 11, 2020, and who acknowledged that he executed the same as the free act and deed of Nicolle Clawson.

Witness my hand and official seal this 12th day of August, 2020.

My commission expires:
9-6-22

Notary Public