Karen Johnson Davidson County
Batch# 479696 DEEDWARR
09/21/2020 10:17:47 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20200921-0107727

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF September, 2020.

Notary Public

(Affix Seal)

My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

LS-TG-H20423

THIS INSTRUMENT ~~WAS PREPARED~~ BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
LS-TG Home Fund, LLC, a Delaware limited liability company	LS-TG Home Fund, LLC	090.12-0-118.00
2305 Cruzen Street	2305 Cruzen Street	
Nashville, TN 37211	Nashville, TN 37211	

For and in consideration of the sum of TEN DOLLARS, 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, ELVIRA A ISMAILOVA AND HUSBAND, AZHDAR A. ISMAILOVA AND EMIL A. ISMAILOV, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LS-TG HOME FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Charlotte Park, Section I, as of record in Book 2663, Page 2-6 inclusive, Register's Office for said County, as follows:

Being the same property conveyed to Elvira A Ismailova and husband, Azhdar A. Ismailova and Emil A. Ismailov, of record in Book 10285, Page 353, recorded on 12/09/1996, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 6303 American Court, Nashville, Tennessee 37209 .

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 we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 18th day of September, 2020 :

Elvira A Ismailova

Azhdar A. Ismailova

Emil A. Ismailov

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Susan M Hamer, a Notary Public in and for said County and State, the within named ELVIRA A ISMAILOVA AND HUSBAND, AZHDAR A. ISMAILOVA AND EMIL A. ISMAILOV, UNMARRIED, the bargainor(s), 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 at Sumner County, Tennessee, this 18th day of September, 2020.

Notary Public

My Commission Expires: _____

