33846-5

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 489800 DEEDWARR
10/06/2020 09:26:47 AM 2 pgs
Fees: $13.00 Taxes: $564.25

20201006-0115440

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$152,500.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of October, 2020.

Notary Public

My commission expires: 11/9/24

(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Farkhod Aripov	**"New Owner(s)"**	**163-11-0-C-008.00**
527 Upsall Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard Clark and Deborah Clark, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Farkhod Aripov, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 8, on the Plan of Revised Bell Forge Village III, Section Five, of record in Plat Book 6900, page 632, and Surveyor's Certificate of Correction in Book 7524, page 552, 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 Richard Clark, unmarried, by Deed dated February 27, 2006 from Shaun D. McMillan, of record in Instrument No. 20060313-0028773, Register's Office for Davidson County, Tennessee. The said Richard Clark having since married and conveyed said property to Richard Clark and Deborah Clark, husband and wife, by Quitclaim Deed dated July 23, 2015, of record in Instrument No. 20150729-0074834, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 6900, page 632, and Surveyor's Certificate of Correction in Book 7524, page 552, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Declaration of Restrictive Covenants for Bell Forge Village Umbrella Association, in Book 7224, page 209, said Register's Office.**
3. **Conveyance of common area to Bell Forge Village Homeowners' Association, Phase III, in Book 7461, page 565; Book 7552, page 83; re-recorded in Book 7552, page 697, said Register's Office.**
4. **All matters shown on the Boundary Plat in Plat Book 6900, page 287, said Register's Office.**
5. **Agreement for Use of Dumpster Facility in Book 7224, page 195, said Register's Office.**
6. **Easement Agreement in Book 7224, page 246, said Register's Office.**
7. **Grant of Easement to Comcast of Nashville I, LLC, in Instrument No. 20110620-0047275, said Register's Office.**
8. **Deeds of Conveyance for Water and Sewage Services in Book 6471, page 77: Book 6471, page 85 and Book 7026, page 922, said Register's Office.**
9. **Taxes for the current year, which have been prorated and assumed by Grantor(s) herein and subsequent years not yet due and payable.**

This is improved property, known as **527 Upsall Drive, 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 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 **5th** day of **October, 2020.**

Richard Clark

Deborah Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Richard Clark and Deborah Clark,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **October, 2020.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON