WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: June 21, 2022
(AFFIX SEAL)

LESLIE SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

O-AR-20-02318

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 492713 **DEEDWARR**
10/08/2020 03:18:56 PM 2 pgs
Fees: $13.00 Taxes: $998.63

20201008-0117353

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Caitlin Snyder and Katherine Snyder	New Owners	
(NAME)	(NAME)	**070-05-0-017.00**
2318 Lloyd Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **NODIRJON RADJABOV, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAITLIN SNYDER, UNMARRIED KATHERINE SNYDER, MARRIED, AS TENANTS IN COMMIN WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the Northerly 60 feet of Lot No. 12 on the Plan of H. E. Simpkins Division of The Curtis Lands of record in Plat Book 547, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning in the center of Lloyd Avenue at the Northwest corner of Lot 12, thence with the center of said avenue, South 13 degrees West 60 feet to a railroad spike; thence South 88 degrees East 261.5 feet to an iron pin in a fence line; thence North 3 degrees 15 minutes East 60 feet to the South line of Lot 14 on said plan; thence North 88 degrees West 251 feet to the point of beginning.

Included in this description of excluded from this conveyance is a triangular tract of land conveyed to O.L. Simpkins, by Deed, as same appears of record in Book 1938, page 493, RODC, TN, which said tract is described as follows: Beginning at a point in the Easterly margin of Lloyd Avenue in the Northerly line of Lot 12, thence South 13 degrees West 36 feet with the Easterly margin of said Avenue; thence North 46 degrees East 49 feet to the Southerly line of Lot 13; thence with the Southerly line of Lot 13, North 88 degrees West 27 feet to the point of beginning.

Being the same property conveyed to Nodirjon Radjabov by Warranty deed from Paul J. Ketchel, Jr., married of record in Instrument No. 20181226-0125282 Register's Office for Davidson County, Tennessee, dated December 21, 2018 and recorded on December 26, 2018.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 39, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2318 Lloyd Avenue, Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 2nd DAY OF OCTOBER, 2020.

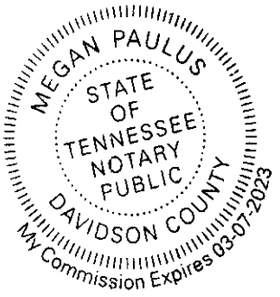
10/02/2020
Nodirjon Radjabov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NODIRJON RADJABOV, the within named bargainor, 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, this the 2nd of October, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212