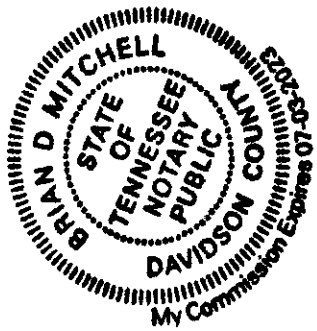
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2020

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bahodirjon Anvarov Makhliyokhon Anvarova	new owners	13613011400
(NAME)	(NAME)	
809 Goodwin Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 522154 DEEDWARR
11/30/2020 12:58:29 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20201130-0139002

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sonya G. Hobbs, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bahodirjon Anvarov and Makhliyokhon Anvarova, married,** 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. 23 on the Plan of Edge-O-Lake Estates, Section 20-A of record in Plat Book 5200, Page 183, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sonya G. Hobbs, by deed of record in Instrument No. 200006270063788, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 809 Goodwin Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: TVRES 20807

Witness my/our hands this 20th day of November, 2020.

Sonya G. Hobbs

State of Tennessee
County of Davidson

Personally appeared before me Sonya G. Hobbs, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of November, 2020.

Notary Public
My Commission Expires: _____

