Karen Johnson Davidson County
Batch# 538378 DEEDWARR
12/18/2020 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,280.20
20201218-0150463

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-30-2021

W-SB-VRES-20-505

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Connor	United Wholesale Mortgage	
(NAME)	(NAME)	141-05-0A-082.00-CO
505 Lyndeboro Ct	P.O. Box 11733	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Newark, NJ 07101	
(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, **BAKHTIIAR MAKHMUDOV, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON CONNOR, a single man,** 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 Lot No. 82 on the Plan of Final Plat, Avondale Park, Phase 1, Section 1A of record in Plat at Instrument No. 20080226-0018937, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bakhtiiar Makhmudov, married by Warranty Deed from Ali Tawfeeq Mustafa Abed, married of record in Instrument No. 20170727-0076042 Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on July 27, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years
- All matters shown on the Plan of record as Instrument Number 20080226-0018937, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452 amended in Instrument No. Instrument No. 20090331-0028791, Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20081203-0117350, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020821-0100879, Register's Office for Davidson County, Tennessee.
- Access Easement of record in Instrument Number 20041207-0145662, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Instrument Number 20060110-0003857, in the Register's Office for Davidson County, Tennessee.
- Deed to USA of record in Book 4118, Page 694 and Book 4228, Page 635, in the Register's Office for Davidson County, Tennessee.
- Order to TVA of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District of record in Instrument No. 20040204-0013640 and Instrument No. 20040204-0013641 and Instrument No. 20080818-0084836, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060512-0055867, in the Register's Office for Davidson County, Tennessee.
- Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20071002-0117293, in the Register's Office for Davidson County, Tennessee.
- Easement for right of way of an electric power line granted Tennessee Electric Power Co. of record in Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
- Easement for electric power transmission lines and poles with rights of ingress and egress granted United States of record in Book 4193, page 903, Register's Office for Davidson County, Tennessee.

- Easement for water line in Book 5738, page 832, Register's Office for Davidson County, Tennessee.
- Easement for sewer line in Book 7601, page 400, Register's Office for Davidson County, Tennessee.
- Easement for water main in Book 1237, page 674, Register's Office for Davidson County, Tennessee.

- Water Line Easement of record in Book 5738, Page 819, of which was abandoned in Instrument No. 20080826-0087638, in the Register's Office for Davidson County, Tennessee.
- Advertising space lease of record in Book 6078, Page 619, in the Register's Office for Davidson County, Tennessee.
- Memorandum of lease of record in Book 10023, Page 638, in the Register's Office for Davidson County, Tennessee.
- Advertising Space lease of record in Book 4494, Page 882, Register's Office for Davidson County, Tennessee. (This leases was executed March 15, 1971, by Lineberger Development Co. to National Advertising Company, which lease contains an initial 10-year term and an extension on a year-to-year basis thereafter unless earlier terminated. No termination or extension documents appear of record.)
- Oil and gas lease from John Smallman Cowden and wife, Ruby S. Cowden, to B.G. Pratte, dated September 2, 1959, of record in Book 3084, Page 317, Register' s Office for Davidson County, Tennessee. (The lease was for a term of 5 years and as long thereafter as oil and gas or either is produced from said land by lessee. No termination or extension documents appear of record.)
- Abstract of Suit of record as Instrument No. 20021017-0127902, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090814-0076610, 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: **505 Lyndeboro Ct, Nashville, Tennessee 37221**.

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 3rd DAY OF DECEMBER, 2020.

Bakhtiiar Makhmudov

Muzayyana Makhmudova by attorney in fact

Muzayyana Makhmudova

Muzayyana Makhmudova, spouse of Bakhtiiar Makhmudov, hereby joins in this conveyance and does transfer and convey any and all marital interest Muzayyana Makhmudova may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BAKHTIIAR MAKHMUDOV, 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 3rd of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MUZAYYANA MAKHMUDOVA, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BAKHTIIAR MAKHMUDOV, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), as Power of Attorney for MUZAYYANA MAKHMUDOVA, the within named bargainor, and as such Power of Attorney, acknowledged that he executed the within instrument on behalf of MUZAYYANA MAKHMUDOVA for the purposes therein contained.

Witness my hand and official seal, this the 3rd of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

