Karen Johnson Davidson County
Batch# 582330 DEEDWARR
03/02/2021 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20210302-0026959

ADDRESS NEW OWNER: Sakhib Niyazov
100 Myrtle St, Apt. 438
Longwood, FL 32750

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 114140A04800 and 114140A04900

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **KDS Investments General Partnership, a Tennessee General Partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Sakhib Niyazov** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 48 and 49 on the Final Major Subdivision Plat, Pine Ridge Estates, Phase 2, formerly known as "Woodland Forest, Section 3" of record in Instrument No. 20180322-0027255, Register's Office for Davidson County, Tennessee, to which Plat reference is mentioned to create a more accurate description thereof.

Being the same property conveyed to KDS Investments General Partnership, a Tennessee general partnership, from Federal Deposit Insurance Corporation by Special Warranty Deed recorded on April 30, 2014, in Instrument No. 20140430-0036286, Register's Office for Davidson County, Tennessee.

This is property with a common address of 416 & 420 Eagle Ridge, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Final Major Subdivision Plat, Pine Ridge Estates, Phase 2, formerly known as "Woodland Forest, Section 3" of record in Instrument No. 20180322-0027255, Register's Office for Davidson County, Tennessee.(3) All matters as shown on the Boundary Plat of Woodland Forest of record in Plat Book 6900, page 443, and of record in Plat Book 6900, Page 534, Register's Office for Davidson County, Tennessee.(4) Declaration of Covenants, Conditions and Restrictions for Pine Ridge Estates, Phase 1 of record in Instrument No. 20171102-0112509, Register's Office for Davidson County, Tennessee.(5) By-Laws of Woodland Forest of record in Instrument No. 20040503-0049797, amended in Instrument No. 20050916-0111744, Instrument No. 20050916-0111743, and Instrument No. 20200622-0066930, Register's Office for Davidson County, Tennessee.(6) Right of Way Easement to Tennessee Electric Power Company (as may affect) of record in Book 787, page 4, Register's Office for Davidson County, Tennessee.(7) Declaration of Covenants for Access to and Maintenance of Common Areas of Woodland Forest, a Planned United Development of record in Book 7596, page 692, amended in Instrument No. 20050916-0111743, and in Instrument No. 20180301-0019301, and in Instrument No. 20180301-0019302, Register's Office for Davidson County, Tennessee.(8) Stormwater Detention Agreement of record in Instrument No. 20040521-0059899 (Woodland Forest – Section 3), and in Instrument No. 20031119-0168896, Register's Office for Davidson County, Tennessee.(9) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141229-0118294, Register's Office for Davidson County, Tennessee.(10) Charter for Pine Ridge Estates Homeowners Association of record in instrument No. 2017117-0118443, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of February 2021.

KDS Investments General Partnership, Seller

By: _____
Steven R. Griffith, Trustee of the
Steven R. Griffith Irrevocable Trust dated December 9, 2016, Partner

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Steven R. Griffith, Trustee of the "Steven R. Griffith Irrevocable Trust, dated December 9, 2016,"** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a General Partner of KDS Investments General Partnership, a Tennessee general partnership, the within named bargainor, and as such authorized General Partner, being given the authority to so do, executed the within instrument on behalf of KDS investments General Partnership by signing its name as such authorized General Partner.

Witness my hand and official seal at office this 18th day of February 2021.

_____
Notary Public
My Commission Expires:_____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

_____
Affiant

Subscribed and sworn before me this 18th day of February 2021.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2102-035

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022