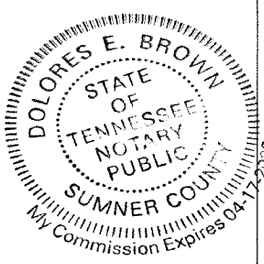
Karen Johnson Davidson County
Batch# 624426 DEEDWARR
04/28/2021 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20210428-0056588

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $175,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of April, 2021. Notary Public My commission expires: 4-17-2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Makhmudjan Karimov and Nargiza Karimova	New Owner	133-11-0A-059.00-CO
500 Paragon Mills Road K1		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEREMY RUSSELL AND ERIN RAINEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAKHMUDJAN KARIMOV AND NARGIZA KARIMOVA, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. K-1 of Canterbury Hall Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended in Book 5441, page 819, said Register's Office, and shown on a plan of record in Book 5200, page 159, said Register's Office.

Being the same property conveyed to Frank Russell, Jeremy Russell and Erin Rainey by Warranty deed from John F. Kutsko, a married man of record in Instrument No. 20170630-0066299 Register's Office for Davidson County, Tennessee, dated June 27, 2017 and recorded on June 30, 2017.

Being the same property conveyed to Jeremy Russell by Quitclaim deed from Frank Russell of record in Instrument No. 20170731-0077443 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on July 31, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 500 Paragon Mills Road K1, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of April, 2021.

Jeremy Russell

Erin Rainey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeremy Russell and Erin Rainey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of April, 2021.

Notary Public

My Commission Expires: 11-6-2023

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

True Copy Certification

I, **Laura Desmond** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Laura Desmond

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy M. Jones** a notary public for this county and state **Laura Desmond** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy M. Jones
My Commission Expires:

SEAL

