Karen Johnson Davidson County
Batch# 654276 DEEDWARR
06/10/2021 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20210610-0078306

Name and Address of New Owner:
Sukhrob A. Khalturaev
8406 Charbay Circle
Brentwood, TN 37027

Send Tax Statements To:
Sukhrob A. Khalturaev
New Owner
8406 Charbay Circle
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-21051168

Map and Parcel: 181 14 0A 129.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashlie Jeter, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Sukhrob A. Khalturaev**, hereinafter called the GRANTEE, his 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, and being all of Unit No. 183, on the Plan of The Villas at Concord, Phase 3, according to Exhibit "A" to the Second Supplemental Declaration (Annexing Phase 3) of Protective Covenants Conditions and Restrictions and Easements for The Villas at Concord Place, of record in 20060731-0092350, of the Register's Office of Davidson County, Tennessee, to which said Second Supplemental Declaration (Annexing Phase 3) of Protective Covenants Conditions and Restrictions and Easements for The Villas at Concord Place reference is hereby made for a more accurate and complete description of said unit.

Being the same property conveyed to Ashlie Jeter, an unmarried woman, by Warranty Deed filed for record on July 19, 2007 in Instrument No. 20070719-0085884, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of The Villas at Concord of record in Instrument No. 20050922-0114218 and as amended in Instrument No. 20061228-0160255 and as supplemented to annex Phase 3 in Instrument No. 20060731-0092350; Quitclaim Deed to The Villas as Concord Place Homeowners Association, Inc. for common area of record in Instrument No. 20071017-0123091; Stormwater Detention Agreement of record in Instrument No. 20050505-0050659; HOA Charter of record in Instrument No. 20081219-0121383; Easement for Transmission Line Easement of record in Book 4424, page 967; Agreement for Dedication of Easement for Public Utility and Drainage of record in Instrument No. 20051219-0151953; Easement to Comcast Nashville, LLC of record in Instrument No. 20170717-0071455; Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176 and as amended in Instrument No. 20091119-0106597, Instrument No. 20110613-0045170, Instrument No. 20140502-0037483 and Instrument No. 20150401-0028245, said all Register's Office of Davidson County.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 8406 Charbay Circle, Brentwood, TN 37027

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 27th day of May, 2021.

Ashlie Jeter

State of Oklahoma

County of Grady

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

Witness my hand and seal this 27th of May, 2021.

Notary Public
My Commission Expires: 11/11/23

RHEA THORNTON
Notary Public, State of Oklahoma
Commission #19011382
My Commission Expires Nov. 11, 2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $318,000.00.

Affiant Signature

Subscribed and sworn to before me, this 27th day of May, 2021.

Notary Public
My Commission Expires: 11/11/23

RHEA THORNTON
Notary Public, State of Oklahoma
Commission #19011382
My Commission Expires Nov. 11, 2023

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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