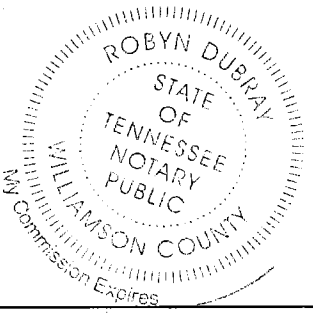
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 Day June 2021.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Khojimurod Abdugofurov	Khojimurod Abdugofurov	081-16-0-604.00
(NAME)	(NAME)	
1010 N 11th Avenue	P.O. Box 41396	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37204	
(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 considerations, the receipt of which is hereby acknowledged, I/we **David Cornelius Davis and wife, Tammy Davis,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Khojimurod Abdugofurov, unmarried** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 23 on the Plan of B.W. Hall's Addition as of record in Book 17, Page 261, Register's Office for Davidson County, Tennessee. Said Lot No. 23 fronts 58 feet on the easterly side of 11th Avenue North, formerly Cumberland Street, and runs back 150 feet, more or less, to an alley and measures 47 feet thereon.

Being the same property conveyed to David Cornelius Davis and wife, Tammy Davis, by deed of record in Instrument No. 20140625-0055500, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters on plat Book 17, page 271, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 1010 N 11th Avenue, Nashville, TN 37208
(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 GRANTEE(S), his/her/their 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,

Karen Johnson Davidson County
Batch# 663868 DEEDWARR
06/24/2021 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20210624-0085774

20210624-0085774

our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 17 Day June 2021 .

David Cornelius Davis

David Cornelius Davis

Tammy Davis

State of Florida
County of Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Cornelius Davis and Tammy Davis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17 day of June, 2021.

Notary Public:
My Commission Expires: _____

MARGARET S. HOLT
Notary Public - State of Florida
Commission # GG 911680
My Comm. Expires Oct 21, 2023
Bonded through National Notary Assn.

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

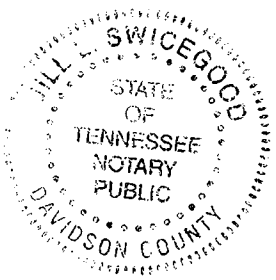
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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