Karen Johnson Davidson County
Batch# 664657 DEEDWARR
06/24/2021 01:39:30 PM 2 pgs
Fees: $13.00 Taxes: $2,079.40
20210624-0085970



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $562,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of June, 2021.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mukhan Turdaliev and Gulzoda Turdaliev	New owner	181-10-0D-042.00-CO
(NAME)	(NAME)	
408 Highpoint Terrace		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Diane Kavalhuna and Daniel Kavalhuna, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mukhan Turdaliev and Gulzoda Turdaliev**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Final Plat of Jackson Valley Subdivision, Section One of record in Plat at Instrument No. 20070808-0094664, 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 Michael Jones and Kelly Jones, husband and wife by Warranty deed from Keith S. Wilson and Jo E. Wilson, husband and wife of record in Instrument No. 20150501-0039643 Register's Office for Davidson County, Tennessee, dated April 28, 2015 and recorded on May 01, 2015.

Being the same property conveyed to Diane Kavalhuna, a married person by Warranty deed from Michael Jones and Kelly Jones, husband and wife of record as Instrument No. 20190805-0077172, Register's Office for Davidson County, Tennessee, dated July 26, 2019 and recorded on August 05, 2019.

This property is __unimproved _X_improved property known as: 408 Highpoint Terrace, Brentwood, TN 37027.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of June, 2021.

-Diane Kavalhuna
Diane Kavalhuna

-Daniel Kavalhuna by Diane Kavalhuna his attorney-in-fact
Daniel Kavalhuna by Diane Kavalhuna
his attorney-in-fact

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF ~~WILSON~~ Calhoun

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane Kavalhuna and Daniel Kavalhuna, the herein 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 17th day of June, 2021.

Jen Philly Simmons
Notary Public
My Commission Expires: 14 Aug 2027

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF ~~WILSON~~ Calhoun

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Diane Kavalhuna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Daniel Kavalhuna and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book 202106240085969 Register's Office of Williamson County, Tennessee.

Witness my hand and official seal, this the 17th day of June, 2021.

Jen Philly Simmons
Notary Public
My Commission Expires: 14 Aug 2027

True Copy Certification

I, John A Bell Jr., 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 TN
County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore
Witness's Signature

My Commission Expires: 01-06-2025
Notary Seal (if on paper):