Karen Johnson Davidson County
Batch# 682952 DEEDWARR
07/23/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $791.80
20210723-0099516

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $214,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of July, 2021.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

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:
Nuriddinbek Shamsievand Khayriddin Shamsiev	SAME AS NEW OWNER	086140A12700CO
(NAME)	(NAME)	
415 Wisteria Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

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 **James Deatrick, Jr., an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nuriddinbek Shamsiev and Khayriddin Shamsiev, joint tenants with right of survivorship**, hereinafter called the G**RANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Unit No. 127 on the Plan of Hermitage Meadows Subdivision, Stage Two , of record in Book 5200, Page 682, Register' s Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to James Deatrick, Jr. by deed from Debra S. Hollan Watson of record in Instrument No. 20210427-0056101, said Register's Office.

This property is __unimproved _X_improved property known as: 127 Thistle Lane, Hermitage, TN 37076.

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 21st day of July, 2021.

James Deatrick, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Deatrick, Jr., 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 21st day of July, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/21/21.

Affiant Signature

7/21/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 21ST day of July, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY