Karen Johnson Davidson County
Batch# 689804 DEEDWARR
08/04/2021 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20210804-0104782

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12653-RR

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 26th day of July, 2021.

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Farrukh Ulmasbaev 205 Holt Hills Road Nashville, TN 37211	Ameris Bank 1000 Corporate Centre Drive 120 Franklin, TN 37067	172-15-0A-086.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Aziza M. Tayip, married****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Farrukh Ulmasbaev, XXXXXXX XXXX**, 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:

* and Aziza Ulmasbaeva, husband and wife,

Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of Section Seven, Holt Woods, R20 Residential P.U.D. of record in Plat Book 9700, Page 95, 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 Saeed K. Chalkey and wife, Aziza M. Tayip by Warranty deed from Dan Wensell and wife, Leeanne Wensell of record in Instrument No. 20060706-0080840 Register's Office for Davidson County, Tennessee, dated June 27, 2006 and recorded on July 6, 2006.

Being the same property conveyed to Aziza M. Tayip by Quitclaim deed from Saeed K. Chalky of record in Instrument No. 20160527-0053602 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on May 27, 2016.

** Saeed K. Chalkey, joins in this conveyance to relinquish any and all right, especially marital rights, which he/she may have in said property by virtue of his/her marriage to Aziza M. Tayip.

This is improved property located at: **205 Holt Hills Road, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of July, 2021.

GRANTOR:

Aziza M. Tayip

Saeed K. Chalky

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aziza M. Tayip and Saeed K. Chalky, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of July, 2021.

Notary Public
My Commission expires: 9-24-22



Certificate of Authenticity

I, **Joshua A. Terry**, 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 7/14/2021.

Affiant Signature

7/28/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/28/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON