WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

G-FC-21-07862

Karen Johnson Davidson County
Batch# 707204 **DEEDWARR**
08/30/2021 03:37:22 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20210830-0116857

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Odiljon Kasimov and Umida Zufarova	**FirstBank**	
(NAME) **7862 Whites Creek Pike**	(NAME) **722 Columbia Avenue**	**008-00-0-098.00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS) **Franklin, TN 37064**	
(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 consideration, the receipt of which is hereby acknowledged, **APRIL CARR, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ODILJON KASIMOV AND UMIDA ZUFAROVA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, and described according to a survey by Gary R. Cummings, Surveyor, dated February 28, 1967, and more fully described as follows:

Tract No. II: Beginning at an iron pin in the East margin of Whites Creek Pike, point being the Southeast corner of said property; thence North 57 degrees 10 minutes East 829.5 feet to an iron pin; thence North 31 degrees 30 minutes West 160 feet to an iron pin, the Northwest corner of said property; thence South 56 degrees 55 minutes West 764.5 feet to an iron pin in the margin of said road; thence the margin of said road in a Southerly direction 170.3 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to April Carr Marone by Quitclaim deed from Ferris Marone of record in Instrument No. 20200724-0081447 Register's Office for Davidson County, Tennessee, dated May 18, 2020 and recorded on July 24, 2020. Being the same property conveyed to April Carr and Ferris Marone, wife and husband by Warranty deed from Jennifer Brown, unmarried of record in Instrument No. 20140402-0027362 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on April 02, 2014.

April Carr Marone is now known as April Carr.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Restrictions of record in Book 4244, Page 605, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7862 Whites Creek Pike, Joelton, Tennessee 37080**.

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), their heirs and 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, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 25th DAY OF AUGUST, 2021.

April Carr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, APRIL CARR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2021.

Notary Public
My Commission Expires
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212