NEW OWNER:
Hajar & Safin Abdullah
1803 Rosander Lane
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

MAP & PARCEL
163-16-0A-145.00-CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-329

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 707945 DEEDWARR
08/31/2021 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20210831-0117432

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS ($230,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Odiljon Kasimov and Umida Zufarova, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Hajar Jafar Abdullah and Safin Tahir Abdullah , wife and husband** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 265 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with private Elements of record as Exhibit "A" in Plat at Instrument No. 20050609-0066104, 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 Odiljon Kasimov and Umida Zufarova, husband and wife by Warranty deed from Marea G. Sweeney, unmarried of record in Instrument No. 20140912-0083875 Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on September 12, 2014.

Being also known as 1803 Rosander Lane 265 Antioch, Tennessee 37013.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 25 day of **August**, 2021.

Umida Zufarova

Odiljon Kasimov

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Odiljon Kasimov and Umida Zufarova, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of **August**, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

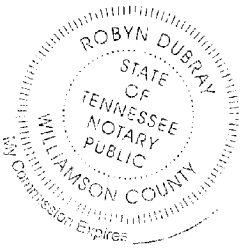
The actual consideration or value, whichever is greater, for this transfer is $ **230,000.00.**

AFFIANT

Sworn to and subscribed to before me this 25 day of **August**, 2021.

NOTARY PUBLIC

My commission expires: 1-19-2025



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 August 25, 2021.

Affiant Signature

August 27, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 27th day of August, 2021.

Notary Public

(SEAL)

ROBYN DURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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