20211749R

Karen Johnson Davidson County
Batch# 728220 DEEDWARR
10/01/2021 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20211001-0131999

STATE OF ~~TENNESSEE~~ TEXAS AVF
COUNTY OF ~~WILLIAMSON~~ DALLAS AVF
The actual consideration or value, whichever is greater, for this transfer is $287,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2021.

Notary Public

My commission expires: 10/3/2024

AMERICA VANESSA FLORES
Notary Public, State of Texas
Comm. Expires 10-03-2024
Notary ID 10441499

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Zarif Hakimov	New Owner	**092-15-0A-104-00CO**
2325 Elliston Place, 104		
Nashville, TN 37203		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Barry Goodwin and Angela Goodwin, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zarif Hakimov, a single man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 104, on the plan of Elliston Place Quarters, according to the Master Deed of record in Book 6657, page 72 as amended in Book 7232, page 259, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 6657, page 72, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Barry Goodwin and Angela Goodwin, husband and wife by Warranty deed from Kedas Management, LLC of record in Instrument No. 20170110-0002988 Register's Office for Davidson County, Tennessee, dated January 09, 2017 and recorded on January 10, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (_____) property known as 2325 Elliston Place, 104, Nashville, TN 37203.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 24th day of September, 2021:

Barry Goodwin

Angela Goodwin

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~WILLIAMSON~~ DALLAS

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Barry Goodwin and Angela Goodwin, 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, at office, this the 24th day of September, 2021.

My Commission Expires: 10/3/2024

Notary Public

AMERICA VANESSA FLORES
Notary Public, State of Texas
Comm. Expires 10-03-2024
Notary ID 10441499

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 9/24/21.

Affiant Signature

9/29/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/29/21.

Notary's Signature

My Commission Expires:

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